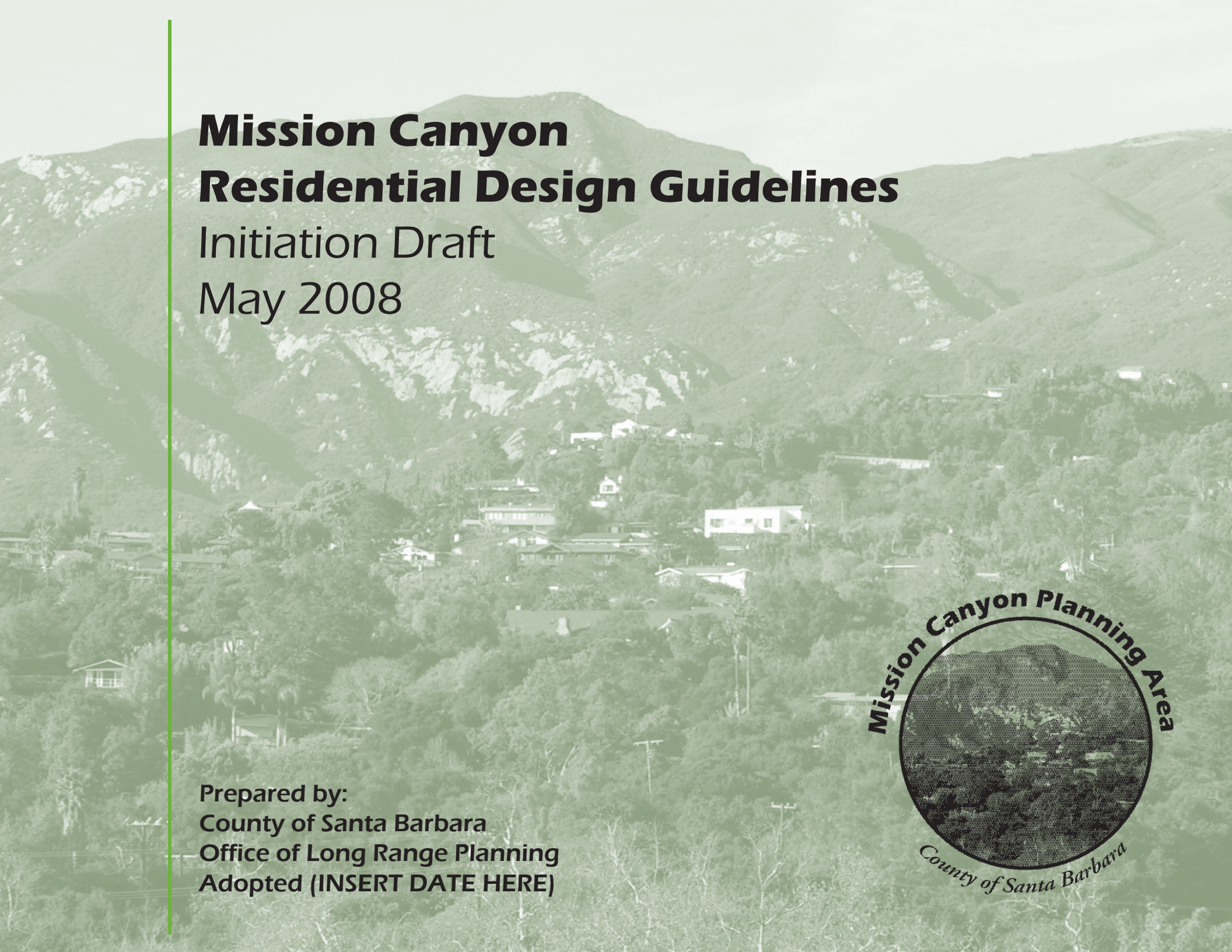
Mission Canyon Residential Design Guidelines

Initiation Draft

May 2008



Prepared by:
County of Santa Barbara
Office of Long Range Planning

Adopted (INSERT DATE HERE)

Adopted by Santa Barbara Board of Supervisors in XXXXX, 2008

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References/Acknowledgments

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1. Introduction

Mission Canyon (Figure 1), with its natural environment, historical context, and mix of neighborhood identities, offers a unique living experience in a setting that is not patterned after a typical urban or suburban residential subdivision. From this basic concept, Design Guidelines have been developed to assist designers, builders, and owners of residential improvements in the Canyon from the initial planning stage to the final submittal of plans for County approval. Careful design considerations, coordinated with fire-safe practices, create a maximum potential for projects that will be harmonious with the existing character of Mission Canyon, minimize neighbor conflict, and enhance property values.

As much of Mission Canyon is already developed, residential development will generally fall into one of three categories: development of constrained parcels using innovative engineering and design techniques, development of more remote parcels in Upper Mission Canyon, and remodels, additions, or replacement of existing homes for functional or aesthetic purposes or after a catastrophic event, such as fire. The Design Guidelines provide a framework for staff, South County Board of Architectural Review, and other decision-making agencies to evaluate development proposals.

Mission Canyon residents have expressed a desire that new development incorporate sound environmental principles, including mindfulness of solar access and protection of watersheds, among other things. Green Design guidelines, which are woven throughout this document, provide homeowners, designers, and builders with guidance on the ways that buildings, site development, and landscaping can provide better health, and ecological and resource performance effectively and economically. Green design guidelines are most helpful during the conceptual and schematic stages of design when decisions have the greatest effect.

Green design practices place a high priority on health, environmental protection, and resource conservation. Green design is a whole systems approach to the design and construction of buildings, site development, and landscaping which emphasizes resource and energy efficiency, use of renewable energy resources and building materials, and healthy living environments for humans and wildlife. This approach benefits both builders and homeowners by reducing resource consumption, increasing livability, and saving money in the operation and maintenance of their homes and property. For these reasons, property owners are encouraged to incorporate green materials and techniques into the design of residential projects.

The Design Guidelines are intended to preserve the characteristics that residents have come to value, while also allowing for flexibility in design of new and remodeled homes that reflect an eclectic tradition. While many of the area's characteristics (narrow roads, lush landscaping, hillside development, etc.) contribute to its positive ambiance, these same characteristics create health and safety concerns due to high fire hazards, constrained traffic flow, and wastewater disposal problems. The need to balance this dichotomy is a central theme of these guidelines.

The purposes of the Residential Design Guidelines are:

1. To provide reasonable, practical, and objective guidance to assist homeowners, developers, and designers in identifying the components that define the character of a neighborhood and to use this information when designing new or remodeled homes;
2. To guide, educate, and motivate homeowners, developers, and designers to create projects that contribute to community design objectives; and
3. To provide the tools needed for staff, the County's South Board of Architectural Review, other decision-makers, and the community to properly evaluate development proposals based upon the following goals:

- Preserve and enhance the existing Mission Canyon environment and those areas of special beauty, history, or interest.
- Encourage high standards of architectural and landscape design.

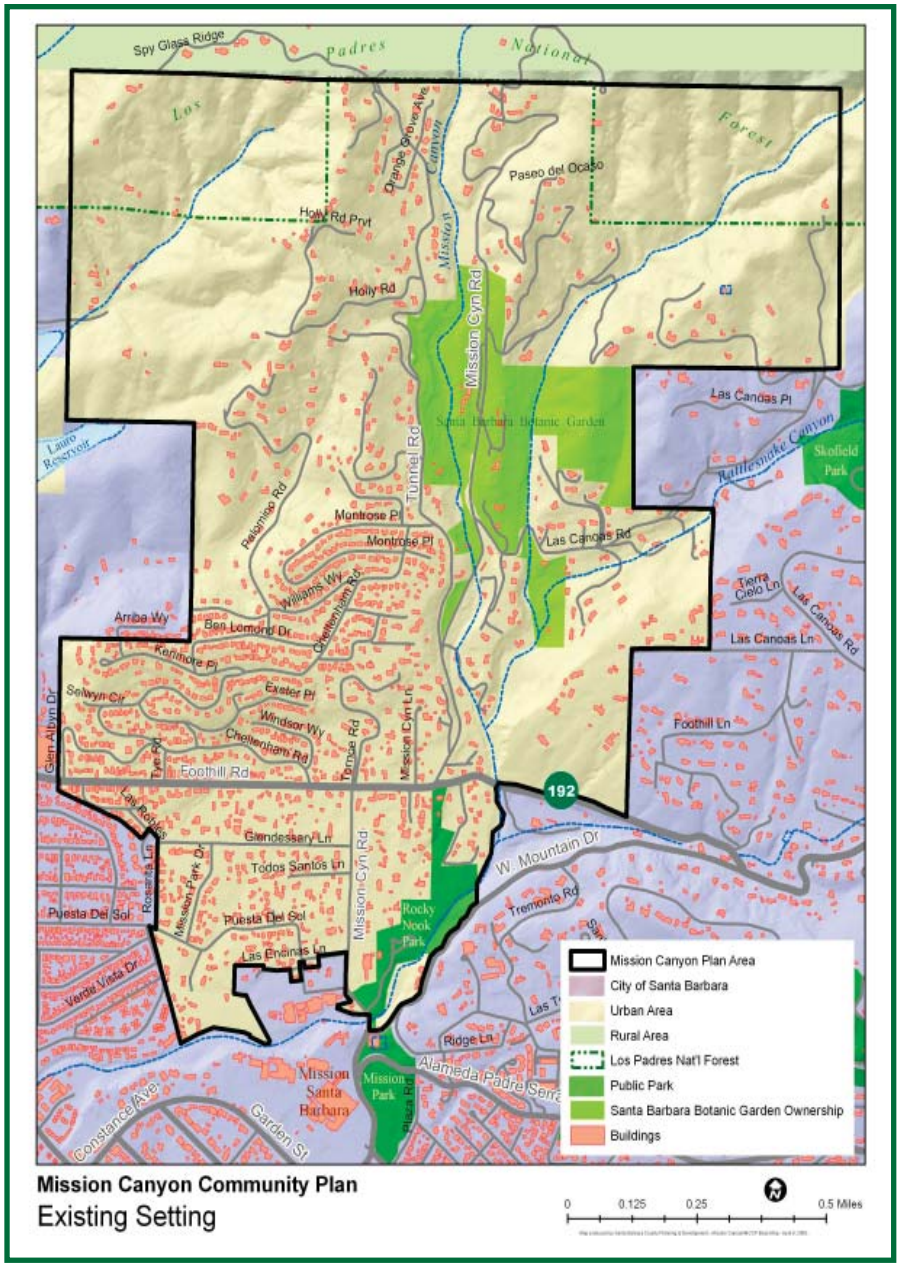


Figure 1

- Promote neighborhood compatibility.
- Protect public viewsheds and encourage neighbors to be considerate of private views.
- Respect the privacy of immediate neighbors.
- Ensure that grading is appropriate to the site and does not result in erosion and long-term scarring of the landscape.
- Preserve and protect native and aesthetically valuable vegetation and wildlife.
- Minimize loss in a wildfire.
- Promote sustainable design practices and energy conservation.

Legal Authority

Design Guidelines are referenced in the County's Land Use & Development Code (LUDC), which is a portion of Chapter 35 of the Santa Barbara County Code. Design Guidelines complement other Building Code regulations (structural, mechanical, high fire hazard, electrical, and plumbing), Public Works standards (driveways, curb cuts, and other work in the public right-of-way) and the Grading Ordinance.

The following sub-headings list additional standards and review criteria:

Mission Canyon Community Plan

The Mission Canyon Community Plan is a land use planning tool adopted by the County Board of Supervisors to guide future development. Decision-makers must make findings that projects are consistent with the Mission Canyon Community Plan.

Mission Canyon is designated by the Board of Supervisors as a "Special Problem Area" with regard to geologic conditions, fire, waste water disposal, road widths, and flooding. A Special Problems Committee, composed of members from Public Works Flood Control and Transportation Divisions, Planning and Development/Grading, Environmental Health, and the Fire Department, gives all projects an initial review. The committee may impose reasonable conditions to prevent or mitigate potential problems, or prohibit construction if the committee unanimously agrees that no feasible way exists to prevent substantial property damage or injury to the public. The committee communicates its findings in writing to the applicant's assigned planner.

Santa Barbara County Overlay Designations

Mission Canyon has four distinct overlay zones (Figure 2).

- The Design Control Overlay authorizes South County Board of Architectural Review (SBAR) design review of new or altered structures within Mission Canyon;[1]
- The Flood Hazard Overlay along Rattlesnake Creek alerts planners, property owners, and developers regarding flood hazards within the 100-year floodplain;[2]
- The Scenic Buffer Land Use Overlay along Mission and Rattlesnake Creeks serves to preserve the scenic elements within these riparian corridors; [3] and
- The Mission Canyon Community Plan area overlay sets forth development standards for the Mission Canyon Scenic Corridor which applies to lots adjacent to Mission Canyon Road from the planning area southern boundary at Rocky Nook Park to the intersection with Foothill Road.[4]

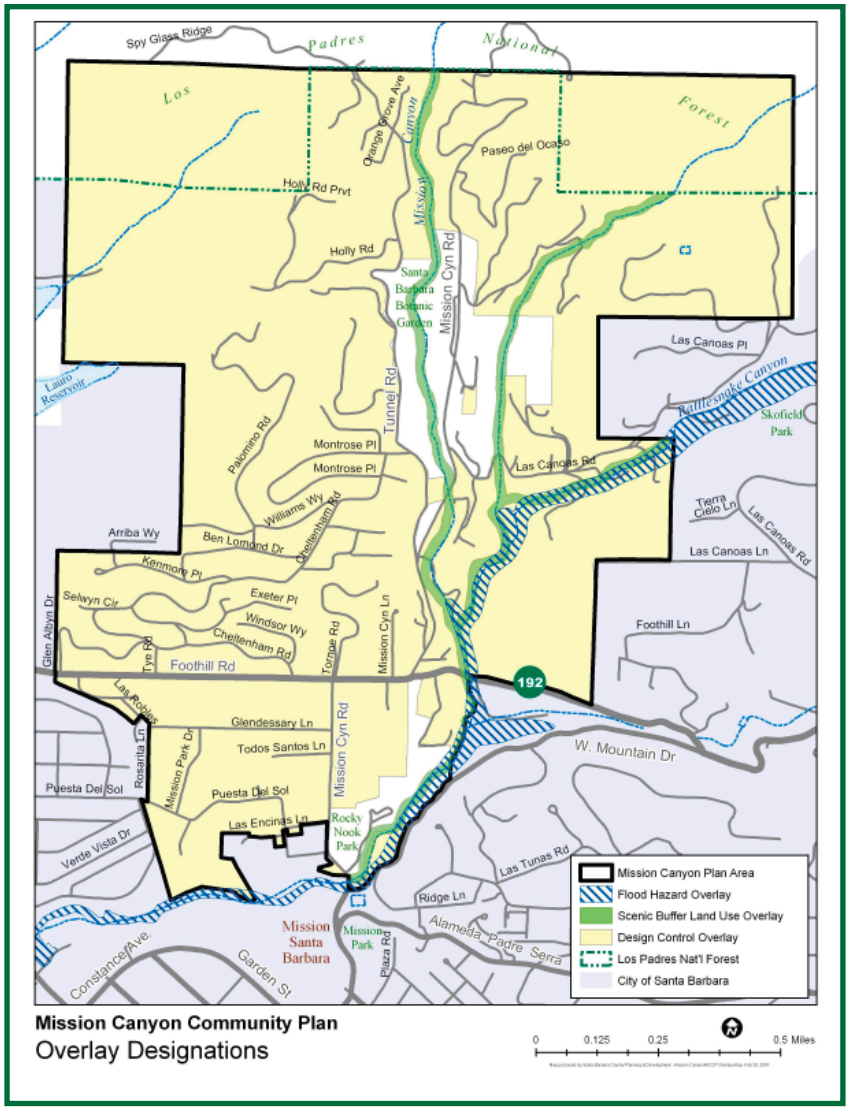


Figure 2

1 Santa Barbara County Land Use & Development Code (LUDC) Chapter 35.28.080. The D-Design Control Overlay was not applied to recreation zoned parcels because the SBAR reviews structures on those parcels as part of development plan review required in this zone. Additionally, LUDC Section 35.20.040 exempts certain structures from design review.
2 Ibid, Section 35.28.120.
3 Santa Barbara County Land Use Element (amended 1992).
4 Santa Barbara County Land Use & Development Code, Section 35.28.210.

Santa Barbara County Resource Protection Standards

Resource protection standards applicable to Mission Canyon are for development on sloping lots and for protection of archaeological resources. The Ridgeline and Hillside Development Guidelines[1] provide for the visual protection of the County's ridgelines and hillsides by requiring Design Review for conformity with development guidelines for structures proposed where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint. The Archaeological Resources standards[2] require avoidance of, or mitigation to, impacts on archaeological or other cultural sites.

High Fire Hazard Severity Zones

Mission Canyon is mapped by the State of California in the High and Very High Fire Hazard Severity Zones, which are used to designate where exterior exposure building codes apply to new buildings. The County Fire Department, as part of the Special Problems Committee, reviews permit applications and applies development standards on a case-by-case basis depending on the type of project and where it is located. These include fire hydrant spacing, automatic fire sprinkler systems, vegetation management plans, and standards for private roads and driveways.

Innovative Building Review Program (IBRP)

Mission Canyon resident's are encouraged to incorporate green building techniques into their projects. The County's Innovative Building Review Program (IBRP) suggests methods which can benefit the construction and operation of development in a number of ways, including energy efficiency and marketability. The IBRP advisory committee, made up of local professionals including contractors, architects, engineers, energy consultants, and government officials, have a vast amount of knowledge and interest in innovative, energy-efficient developments.

The IBRP provides a number of incentives to participants that reach one of three target levels. One incentive is an expedited review of the development's plan check through the Building & Safety Division. Another is a 50% reduction on the energy plan-check fee. Other incentives are available depending on the target level the project development reaches. To reach a target, the project must exceed Title 24 (California Energy Efficiency Standards) by 20 - 40%, depending on which target level and incentives are available for the project, and include additional energy-efficient features outside the purview of Title 24 (e.g., recycled building materials, drought-tolerant or native plants, and alternative energy systems).

1 Santa Barbara County Land Use & Development Code Chapter 35.62.
2 Ibid, Section 35.60.040.

City of Santa Barbara

The City of Santa Barbara presently provides water and sewer service to portions of Mission Canyon under a Joint Powers Agreement and also responds to police and fire emergencies. Because the City has a "sphere of influence" over the Mission Canyon Planning Area amounting to "a plan for the probable physical boundaries and service area of a local government agency",[1] permit applications are referred to City Planning staff for informational purposes. The City response, if any, is taken into consideration in the decision to issue a permit.

Within the City of Santa Barbara, all property within one thousand feet of Part II of the El Pueblo Viejo Landmark District (around Mission Santa Barbara), is identified as the Mission Area Special Design District and applications for building permits to construct, alter, or add to the exterior of a single family residential unit or a related accessory structure are referred for design review to the City's Single Family Design Board.[2] Additional findings for design review applications within the Mission Canyon Scenic Corridor considers the proximity of the Mission Area Special Design District to the Mission Canyon Scenic Corridor properties.

Applicability and Use of the Guidelines

These guidelines apply to all new structures, including additions, with a few exceptions as listed in the Land Use & Development Code.[3] These guidelines constitute "additional design standards" pursuant to County codes for purposes of requiring design review. While these guidelines apply to all new structures, in certain instances unusual project characteristics such as lot shape or neighborhood character make strict adherence to these guidelines unworkable. The reviewing body may then suggest alternative design solutions that more fully integrate the project into the neighborhood.

Organization of the Guidelines

Introductory paragraphs describe the topic, while numbered guidelines in boxes and sketches or photographs provide concise direction for project design. To clarify meaning, some sketches and photographs highlight both good and bad examples of design. The South Board of Architectural Review's Findings and Recommendations and staff will reference numbered guidelines. Supplemental Section 9 provides helpful checklists, supplemental information on the SBAR review process, and firewise plants lists.

1 California Government Code Section 56076.
2 City of Santa Barbara Zoning Ordinance Section 22.68.060 and 22.69.020.
3 Santa Barbara County LUDC Section 35.82.070 (C).

Good Neighbor Practices (page 9) provide suggestions for project applicants, designers, and canyon residents to maintain good neighbor relations. The South Board of Architectural Review looks for general compliance with Good Neighbor Practices when reviewing a project.

Land Use Permit and Review Process

The Land Use Permit Process Flow Chart (Figure 3) illustrates how a project proceeds from application submittal to final approval. **It is important to note that permit processing procedures may change and an applicant should always verify current practices.**

Prior to application submittal to the County, applicants are highly encouraged to seek professional review and comment on the project while at the conceptual stage. Options include:

- An informal conference with a planner (Planner Consult or Pre-application Assessment) to discuss elements or features that may generate questions, such as overlay or "designation" areas which have stricter standards, zoning issues, and the paperwork needed to complete the application. A nominal fee is required but the information received may prove valuable in the long run.

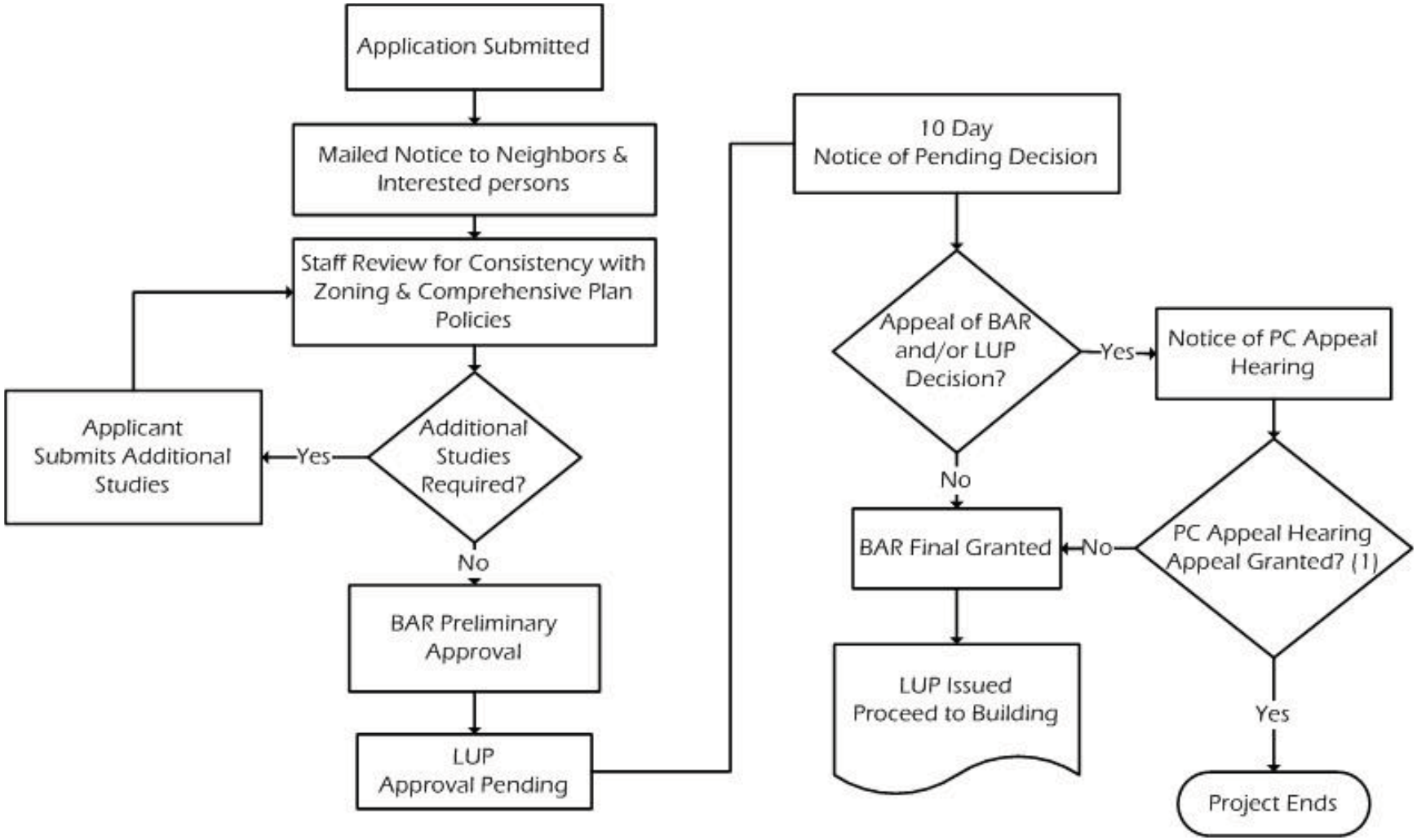
- Conceptual review by the South County Board of Architectural Review (SBAR) to informally discuss the project's concept or theme. This enables design modifications at an early stage, and may well smooth the way through the SBAR approval process.

- Review and comment by the Mission Canyon Architectural and Design Review Committee. This is an opportunity to present conceptual plans at an early stage to design professionals and neighbors. It is a valuable, low-cost opportunity to discuss potential problems and identify solutions before formally initiating the County's design review process.

Required steps in project review include:

- Application to Planning & Development for a Land Use Permit. The assigned planner reviews the plans for compliance with Mission Canyon Design Guidelines, the Mission Canyon Community Plan, Ridgeline and Hillside Development Guidelines (if applicable) and other County requirements. The counter staff submits the plans to the City of Santa Barbara and the Mission Canyon Architectural and Design Review Committee for review and comment, and the

Figure 3 Land Use Permit Process Flow Chart



planner schedules review by the SBAR. The Historic Landmarks Advisory Commission reviews projects in the Mission Canyon Scenic Corridor on an advisory level, as well as review and approval of structural alterations to County Historic Landmarks or non-conforming structures eligible for either Place of Historic Merit or Landmark status, or when the planner determines review is warranted due to potential impacts to historic character.

- A "Notice of Pending Land Use Permit and SBAR Review" is provided to adjacent property owners and those within 300 feet of the project site.[1] Applicants must mail the notice and post it in a conspicuous location on the site. SBAR Conceptual Review prior to submittal of a Land Use Permit application does not require noticing.

- Review by the County Special Problems Committee and City of Santa Barbara.

- Submittal to the SBAR for Preliminary and/or Final approval. Project approval by the SBAR is required to receive a Land Use Permit. By ordinance, the SBAR must make several affirmative "findings" before issuing its approval. See Supplemental Section 9 for the specific findings.

- Submittal to Planning & Development for a Building Permit and County Fire for a Fire Protection Certificate.[2]

Appeals

SBAR decisions may be appealed by the applicant or an "aggrieved party"[3] during the Preliminary or Final Approval stage.[4] Appeals can also be filed on Land Use Permit decision. To submit an appeal, an application form and fee are required and the appellant must state the reasons or grounds for appeal. Appeal of SBAR or Land Use Permit decisions is made before the County Planning Commission at a *de novo* hearing (i.e., new evidence may be presented).

Good Neighbor Practices

Although voluntary, Good Neighbor Practices are vital to achieving neighborhood compatibility. The SBAR will be looking for general compliance, including recommendations from the Mission Canyon Architectural Design Review Committee.

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1 Santa Barbara County Land Use & Development Code Chapter 35.106.

2 Fire Protection Certificates apply to all new residential units, or other buildings that require a building permit such as: a garage or carport, additions of more than 1,000 square feet or that cause the total square footage to equal 5,000 sq. ft. or more, or additions or tenant improvements (remodel) if a fire sprinkler system is in place..

3 Santa Barbara County Land Use & Development Code Section 35.102.020 (A.).

4 A decision by the SBAR to grant final approval may not be appealed unless the appellant can demonstrate that the project granted final approval does not substantially conform to the project that was granted preliminary approval.

Hopefully, Good Neighbor Practices continue long after your new home or addition is completed.

Design Phase

This is the ideal time to resolve issues such as neighborhood compatibility and privacy concerns. Solving problems at this stage can save applicant resources and expedite the review process.

- Good Neighbor Practices are a shared responsibility. Give neighbors' plans careful and respectful consideration. Endeavor to understand and mitigate mutual concerns.

- Submit conceptual plans to the Mission Canyon Architectural Design and Review Committee before filing a permit application with the County.

- Retain a knowledgeable architect or designer familiar with Mission Canyon design issues. Fitting a new home or a significant remodel into Mission Canyon requires understanding of the setting and fire safety issues.

Privacy

Privacy is a major neighbor concern and should be addressed in the initial design stages.

- Respect privacy in the placement of your structure, accessory buildings, and exterior lighting. Increase the visual distance between structures as much as possible.

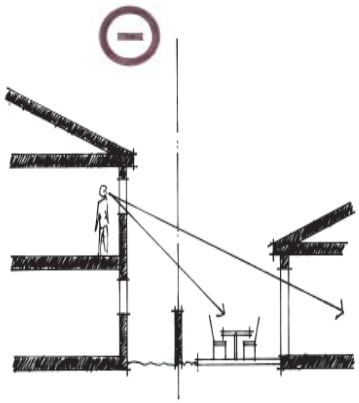
- Locate air conditioners, pool pumps, and recreation areas in screened areas away from noise sensitive areas such as dining areas and bedroom windows. Better yet, enclose them to reduce sound.

- Arrange second story windows, decks, and balconies to maximize privacy for you and your neighbors (Figure 4).

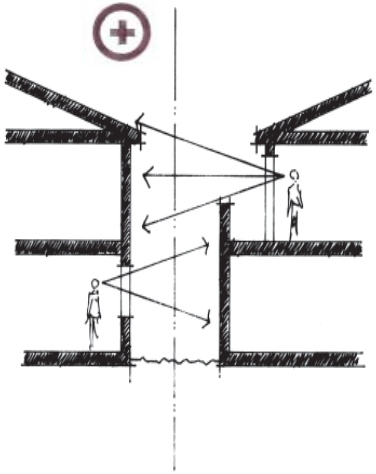
- Allow illumination, yet protect privacy, by using translucent windows or windows placed high and recessed from the main façade (Figure 4).

- Whenever possible, set back second stories, especially when they face an adjacent second story along the side yard setback.

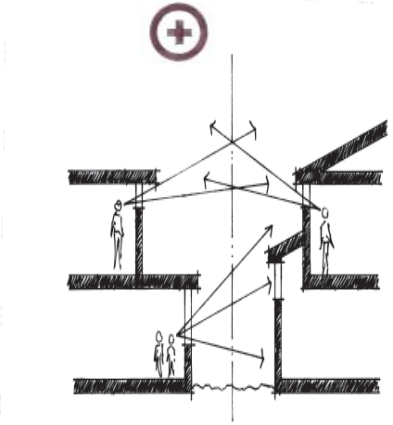
Figure 4



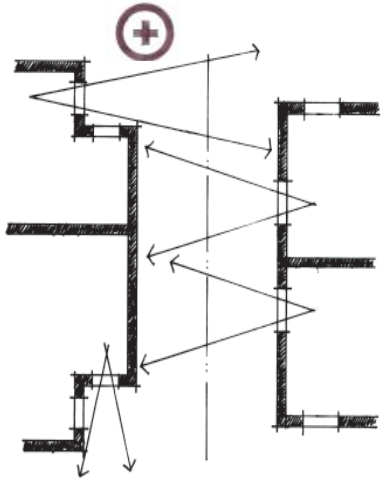
Windows overlook neighboring backyard.



Windows are arranged to maximize privacy.



High windows allow light inside with minimal privacy impacts.



Windows are arranged and offset from neighbors to maximize privacy.

Landscaping

The potential for wildfire in Mission Canyon is a serious hazard.

- Maintain your trees, shrubs, and other vegetation to prevent, rather than facilitate, the progress of a wildfire. Clear a defensible space around your structures in compliance with state law and remove debris piles, gasoline cans, and trash from around the structure and property.

- Landscaping with large trees and shrubs may enhance privacy, but it also poses great fire risks. Select firewise, drought-tolerant plants for your landscape. Please refer to Supplemental Section 9 for recommended firewise plants.

Views

Private views—the views offsite from a particular property—are not protected by County Ordinances; they are a concern between neighbors. However, good neighbor practice recognizes and respects established neighbors' views and strives to minimize private view impacts. New development in Mission Canyon should give fair consideration to established views from existing structures on properties affected by the proposed development.

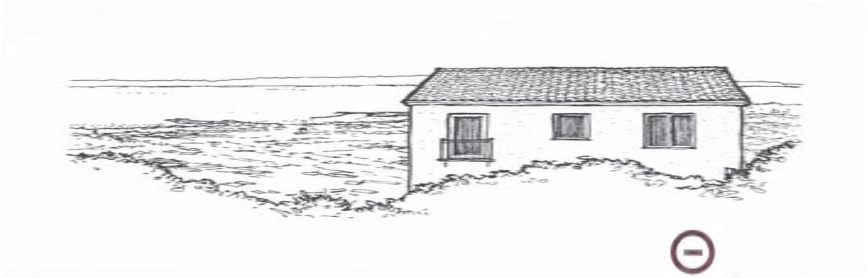
- Consider your neighbors' views in the placement of your structure, particularly long views to the ocean and

mountains. As much as possible, work with your project designer to accommodate neighbor concerns.

- "Share" the view with your neighbors. Offsetting the structure or its footprint may reduce your view, but by an amount equal to the reduction to your neighbors' views (Figure 5).

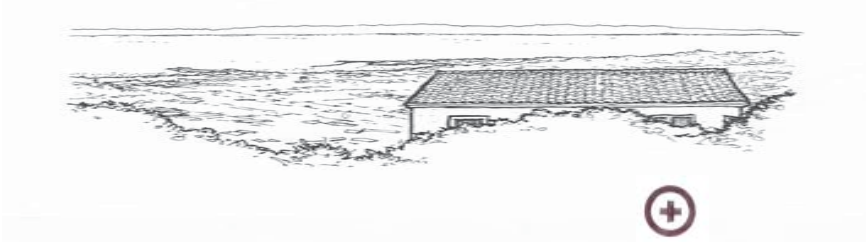
- Place tall-growing trees and shrubs in locations that will not, as they mature, block neighbors' unimpeded views.

Figure 5



Proposed structure blocks center of view.

Proposed structure blocks only part of the view to the side.



Proposed structure blocks part of the center of view, however, the lower height maintains the neighbor's view of the horizon.

Proposed structure blocks only part of the view to the side and does not interrupt the horizon.

Aesthetics

Attractive, unobtrusive homes and gardens are an asset to the community. How your home, accessory structures and vehicles appear from the street and neighboring properties is important.

- Front yard setback areas should be landscaped and maintained. Trees should be appropriate to the site, regularly pruned and thinned (Figure 6). Views of your home and garden should not be excessively impaired by oversized walls or privacy screens.

- Keep front yards, visible side yards and designated off-site parking areas clear of stored boats, trailers, recreational vehicles, and inoperable cars or other equipment. Permanently installed pop up shade canopies should be out of sight from the streetscape and neighboring properties. See Neighborhood Compatibility Guideline 2.07, Parking Guideline 3.19, and Garages and Carports Guideline 4.33 for further guidance.

- Screen solar panels, satellite dishes, radio antennae, and other equipment from the streetscape and neighboring properties.

- Provide a screened area for trash, recycling, and green waste containers. Per County Code[1], keep your containers on your property and out of public view, other than on collection days.

Figure 6

Construction Phase

If not properly managed, the construction phase of the project—noisy, dirty, expensive, and often frustrating for the homeowner—can unravel the hard work of developing a good plan and damage good relations with neighbors. A few simple practices will help keep issues to a minimum:

- Advise your neighbors of the construction schedule. Provide a contact number to resolve concerns.

- Maintain a clean construction site. Keep construction dumpsters onsite as briefly as possible. Porta-potties should be placed well away from your neighbors and preferably out of sight. Service them regularly.

- Contractors, workers, and delivery trucks should park off the street whenever possible and not block traffic.

1 Santa Barbara County Code Chapter 17, Section 17-8.

- Keep the workday within the hours of 7:00 am to 4:30 p.m.; perform only noiseless construction on weekends and holidays. Be considerate of neighbors' objection to noise from radios, littering, careless smoking etc.

- Complete your project in a timely manner and remove construction materials immediately upon completion.

Conflict Resolution: Tips for Managing Conflict with Neighbors

A proposed addition or new home may cause friction between neighbors. It is preferable to resolve problems and avoid conflict while the project is still evolving and can be modified. Appeals before governmental bodies are time-consuming and costly, with often unsatisfactory results for both parties.

The following suggestions may help resolve unsettled issues:

- It's all right to disagree and have different perspectives on design and planning issues.
- Neighbor concerns merit thoughtful consideration.
- Focus on the concern—not just the symptoms or personalities.
- Work toward a mutually agreeable solution—not just winning your point of view.
- Listen, maintain perspective, and be attuned to other points of view.
- Disagreement and conflict are not unexpected whenever people interact. By working toward conflict resolution, relationships are more often enhanced than strained. Seize the opportunity to befriend the families who will be your neighbors for years to come.

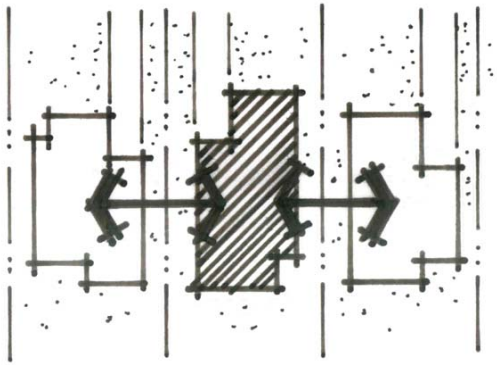
2. Neighborhood Context, Character, and Compatibility

Mission Canyon's present character reflects its natural setting and history of being built over many years. The variety in housing styles and design makes it impossible to assign a motif or boundary to any particular neighborhood. Consequently, one-size-fits-all guidelines are inappropriate. Nevertheless, Canyon residents do have numerous community-wide concerns and common interests which these Design Guidelines address. Given that homes and neighborhoods in the Canyon differ in terms of density, lot and home size, landscape theme, and ecological variables, applicants should give close attention to how their project fits in with the immediate neighborhood. Beauty, imagination, and original design are welcomed and encouraged. However, all projects will be judged on an individual basis which includes appropriateness to the natural topography, degree of visibility, employment of available natural cover, intrinsic merit of design, and compatibility with the neighborhood.

Neighborhood Context and Character

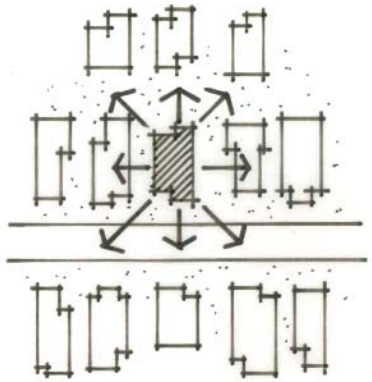
One of the first steps in the design phase of a new house or remodel is to understand the project's relationship to the neighborhood and the houses within it. A house location generally has two components: (1) the immediate context or how a house relates to adjacent houses and natural features (Figure 7), and (2) the immediate neighborhood, or how a house relates to the visual character and scale of other houses, landscaping, and natural features in the vicinity (Figure 8). These design guidelines rely on the identification of the immediate neighborhood around a project to give direction and guidance to the design of a project. A Neighborhood Compatibility Worksheet has been developed (Supplemental Section 9) to assist applicants and the South Board of Architectural Review in determining neighborhood compatibility and conformance with the Design Guidelines.

Figure 7



Immediate Context: how the house relates to the adjacent houses.

Figure 8



Immediate Neighborhood: how the house relates to the visual character and scale of other houses in the general vicinity.

Mission Canyon Neighborhoods

In addition to the immediate neighborhood, changes in physical and natural elements can define a broader neighborhood context. The descriptions of three distinct neighborhoods (Figure 9) are useful for determining how a new home or remodel can integrate into the setting by understanding subtle differences between different areas of the Canyon. These differences can include the following elements:

- Land Use: Changes in housing density, zoning, lot size, and public services such as sewer versus septic.
- Streets and Streetscapes: Presence of wide streets or main traffic routes such as Foothill Road, the predominance of private versus public roads, or if homes and front yard landscaping are visible from the street.
- Topographic/Natural Features: Proximity to open space, a riparian corridor or arroyo, or significant changes in topography.

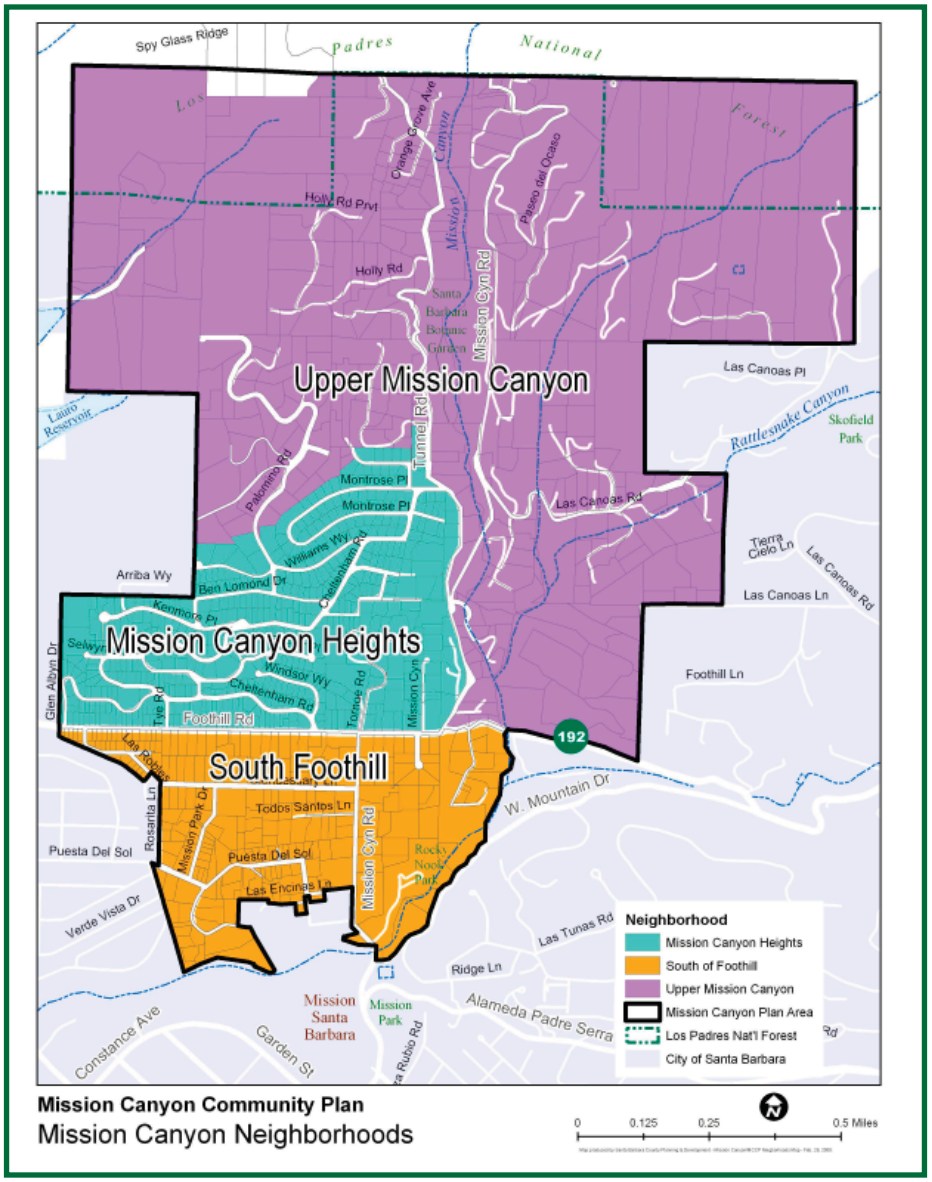


Figure 9

Figure 10 Upper Mission Canyon

The Upper Mission Canyon area (Figure 10), including Mission Canyon, Tunnel, and Las Canoas Roads, is generally characterized by lots ranging in size from 15,000 square feet to over 5 acres. Most of the parcels are served by septic systems and are zoned agricultural, residential ranchette, or single-family residential. Due to narrow roads and heavy vegetation, this area is viewed as semi-rural. There are many private, dead end roads branching off from Tunnel, Mission Canyon, and Las Canoas Roads, contributing to the semi-rural theme.

Parcels are generally sloped and many homes have either ocean or mountain views. The ecological setting varies from exposed, warm and dry south facing chaparral covered hillsides and ridgelines to cooler, heavily vegetated, riparian corridors bordering Mission and Rattlesnake creeks. This area borders Los Padres National Forest and has the highest concentration of wildlife in the Canyon. Many residents and visitors come here to go to the Santa Barbara Botanic Garden or to access public trails at the end of Tunnel Road and off Las Canoas Road. While many homes are set deep into their lots and hidden from public view, the public roads offer glimpses of rustic homes nestled into the oaks adjacent to Mission and Rattlesnake creeks as well as large, contemporary homes visible on the hillsides and ridgelines. This area also has the highest concentration of vacant lots, most of which are in the upper reaches of the Canyon and may be challenging to develop. The design of new homes and remodels in this neighborhood should carefully refer to the natural setting and use sensitive site development techniques to achieve neighborhood compatibility.

Mission Canyon Heights (Figure 11) is zoned single family residential with lot sizes ranging from 7,000 to 15,000 square feet, and contains the highest residential density in the Canyon. Most parcels are served by sewer connections and most of the roads are public. Many of the lots are steeply sloped and the roads are narrow and winding. This area exhibits suburban characteristics with its landscaped gardens and homes visible from the street, but there are no sidewalks or street lights. The slopes are generally south-facing and the microclimate is warm and dry.

As in the rest of Mission Canyon, homes vary in size and style and many have spectacular ocean or mountain views. There are only a few scattered vacant parcels in this area and it is anticipated that most development will occur by demolishing and rebuilding or remodeling existing homes. On the highly visible, steeply sloped lots, homes should integrate with the natural setting through use of hillside housing techniques such as stepping up or down the hill, appropriate landscaping,

and use of natural colors and materials.

Figure 11 Mission Canyon Heights

South of Foothill (Figure 12) is zoned single family residential with lot sizes ranging from 7,000 square foot to larger than 1 acre. The lots are generally low gradient and there are a few scattered vacant parcels. With a couple of exceptions, the parcels are served by sewer systems. About half of the roads are private and the area is generally suburban although some of the private roads, with large lots and lush vegetation, have a more semi-rural feel. The microclimate is characterized by more humid, ocean-influenced conditions than experienced elsewhere in the canyon. The natural setting includes the riparian corridor of Mission Canyon Creek and the boulders, oaks, and sycamores that abound in Rocky Nook Park.

This area has perhaps the highest concentration of older, historic homes and stone walls, particularly along Mission Canyon Road and Glendessary Lane. The Mission Canyon Scenic Corridor (Mission Canyon Road from Rocky Nook Park to the intersection with Foothill Road) is heavily traveled and large estate homes set deep into their lots can be glimpsed along the road. Special design considerations for this neighborhood include the standards set forth for the Mission Canyon Scenic Corridor[1] and the area's proximity to the City's El Pueblo Viejo Landmark District (Part II) around the Mission and the Mission Area Special Design District.[2] Project designers should strive for compatibility by preserving existing stone walls, use of high quality materials, and integrating projects into the setting by using natural colors and materials. Please refer to the Land Use & Development Code Chapter 35.28 for Mission Canyon Scenic Corridor Development Standards.

Figure 12 South of Foothill

The following community-wide neighborhood compatibility guidelines are intended to be used to promote consistent, compatible development within Mission Canyon.

1 Santa Barbara County Land Use & Development Code Section 35.28.210.
2 The Mission Area Special Design District includes all property within the City of Santa Barbara's jurisdiction located within one thousand feet of Part II of El Pueblo Viejo Landmark District.

Neighborhood Compatibility Guidelines

2.01 Fit the project into natural landforms and textures (Figure 13), existing native vegetation, and slope.

2.02 Orient buildings and construct fences and walls to allow for wildlife movement and access to water sources, particularly in Upper Mission Canyon.

2.03 Avoid impairing or significantly altering the public viewshed.

2.04 Ensure that the project is compatible with other structures in its vicinity in terms of size, bulk, height, scale, quality of architectural design, and landscaping.

2.05 Ensure that projects in the vicinity of County adopted places of historic merit or landmarks or in the Scenic Corridor reflect the historic setting in terms of size, bulk, height, scale, architectural design, and landscaping.

2.06 Site buildings and manage vegetation to account for wildfire hazards unique to the site.

2.07 Accommodate parking on site and design the project to store boats, trailers, and recreational vehicles out of sight from the street and neighboring properties.

2.08 Orient the building to minimize impacts to neighbors views, solar access, and relative quiet.

Figure 13 Examples of natural landforms, colors, and textures in Mission Canyon

3. Site Planning and Structure Placement

Green site design and planning

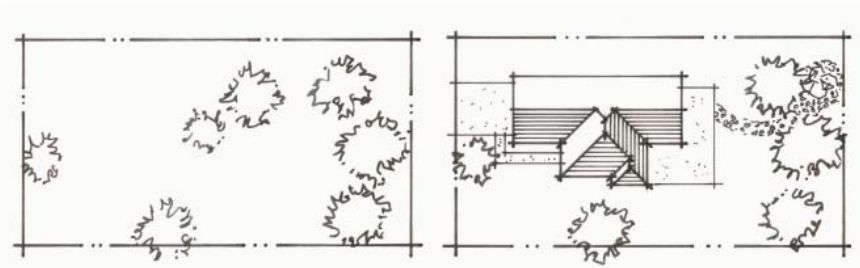
Most of the location, orientation, and massing decisions made in the early stages of design have a profound effect on the energy and environmental impacts of buildings. This is particularly the case for solar-responsive, daylighting, and natural cooling designs, where early decisions establish the potential for passive renewable energy use. Other environmental strategies, such as stormwater management, are also greatly influenced by site planning.

Approaches to site orientation differ depending on whether the goal is to minimize cooling loads, collect solar energy, or maximize natural light. In order to take advantage of natural cooling opportunities, building form, location, and orientation must consider prevailing winds. In addition, careful site planning and building orientation can minimize the amount of solar energy entering the home and therefore keep homes cooler and temperatures more moderate. Conversely, solar photovoltaic collection systems (solar power) require maximizing the exposure of collectors to the sun. Similarly, to capture natural lighting the home must be oriented to allow light to enter interior spaces, without causing glare or visual discomfort.

Integrate structures with the setting

Structures integrate best if they look like they belong on the site (Figure 14). On the other hand, a building that is placed out of context with the natural environment and/or existing homes can be disruptive to the neighborhood. Larger or more level lots may allow greater flexibility in building placement, but design objectives for remodels and new dwellings (including those demolished and rebuilt), should be compatible with existing homes and consistent with the texture and color of rocks, arroyos, or hillsides. Projects located in the Mission Canyon Scenic Corridor require special care in siting and design.

Figure 14



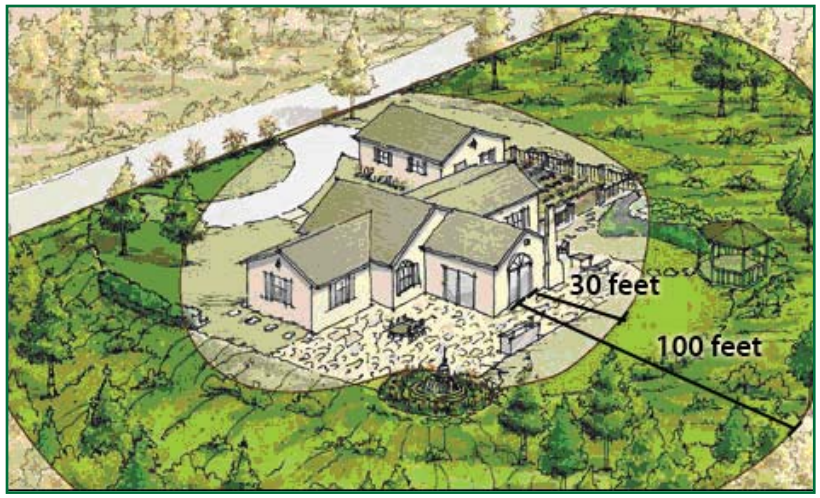
Undeveloped site

Sensitive site development to retain vegetation and other natural features.

Firewise Structure Placement

Existing vegetation, neighboring structures, slope, and safe ingress and egress are factors in locating a structure. The Elements of Design and Landscaping section of this document addresses firewise building materials and design.

Figure 15
The first 30 feet of defensible space represents the firebreak area (i.e., clearance of all flammable vegetation and other combustible growth). The remaining area to 100 feet from the structure is the reduced fuel zone.



Firewise Structure Placement Guidelines

To the extent feasible, new and accessory structures should be sited:

3.01 To allow for defensible space (at least100 feet around structures or from the property line) and a fire safe distance from adjacent structures (Figure 15);

3.02 To allow for easy ingress and egress;

3.03 At least 30 feet away from ridge tops, canyons, and areas between high points on a ridge;

3.04 Away from existing vegetation not planned for defensible space clearance (Figure 15).

Accessory Structures

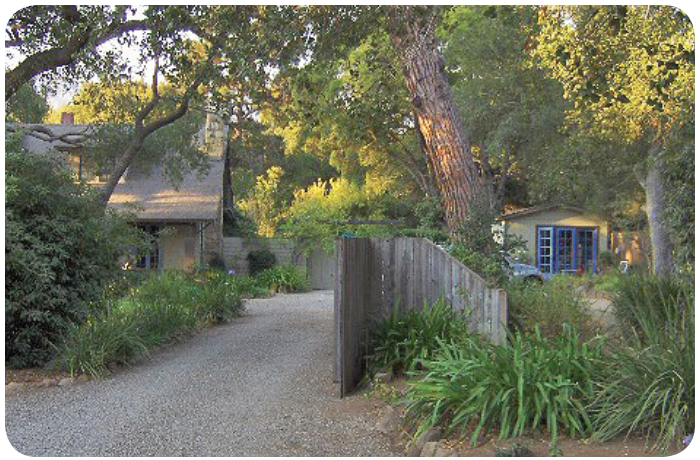
The County Land Use & Development Code (LUDC) allows accessory structures within Mission Canyon's residential zones if they are "customarily incidental" to residential activity for the exclusive use of the residents. Typical accessory structures include garages and carports, gazebos, and storage sheds. Small structures—structures less than 12' in height, with a roof area less than 120 square feet, with no electrical or plumbing facilities and which are valued at less than $2,000—are exempt from planning permit requirements. [1]

Accessory structures must conform to front and side setback regulations. Garages and carports on small and/or highly sloped lots will in most cases be visible from the street frontage and/or from the adjoining residence. They should therefore be unobtrusive and blend with the site and main dwelling.

Accessory Structures Guideline

3.05 Avoid placing accessory structures where they are visible from the street frontage or other public viewpoints or an adjoining residence. If they are visible, they should be consistent in architectural design, color, and materials with the principal structure on the parcel (Figure 16).

Figure 16
Accessory structure to the right is integrated into the lot and compatible with main structure



1 Santa Barbara County Land Use & Development Code Section 35.20.040

Trees and Other Vegetation

Mission Canyon is well known for its canopy of trees and other vegetation. Tree canopy contributes to neighborhood character and significantly benefits the watershed and air quality. But wildfire, exacerbated by heavy vegetation, is an annual concern. Large specimen trees enhance landscaping as long as they are pruned, maintained, and kept clear of undergrowth (Figure 17). For landscaping suggestions, see Supplemental Section 9, which includes a list of trees and other vegetation selected for their fire resistant and non-invasive qualities.

Figure 17

Trees and Vegetation Guidelines

3.06 Minimize mature tree and other vegetation removal to the extent necessary for the construction of the structure(s) and fire safety.

3.07 Integrate new structures and landscaping with the existing natural vegetative cover.

Grading

The County's Land Use & Development Code (LUDC) defines grading as "any excavation or filling of earth or combination thereof." The technical aspect of grading is regulated by the County's Grading Ordinance, which applies to projects with over 50 cubic yards of transported material or where cut and fill slopes exceed three feet in vertical distance to the natural contour of the land.

In the interest of retaining as much of the natural character of the site as possible, every effort should be made to place structures so that grading activity is minimal. However, on sloping sites or where a basement is proposed, more excavation may be necessary to fit the house naturally into the site.

The Design Guidelines reference grading in two sections: this section for relatively flat areas, Section 6, Hillside Housing, for grading situations in hillside areas.

To protect the integrity of hillside areas, the Mission Canyon Community Plan's development standards prohibits grading on slopes greater than 30% (unless this would preclude reasonable use of property). Grading on slopes of 20-30% is not allowed unless a qualified professional establishes that the grading would not result in unstable slopes or severe erosion.

Grading Guidelines

New buildings, additions, and associated infrastructure (wells, septic systems, water tanks, and paved areas)—unless otherwise required for technical or engineering reasons by the County, a registered civil engineer, licensed architect, or geotechnical consultant—should be sited in locations that:

3.08 Minimize filling or placement of earth materials and avoid major modifications that would change the character of an existing landform;

3.09 Maintain the existing grade for new dwellings or additions to the extent feasible;

3.10 Limit grading to the footprint of the structure and its adjacent usable exterior space; and

3.11 Naturalize contours to eliminate abrupt edges.

Watershed Management: Stormwater and Drainage

Mission Canyon lies mainly within the Mission Creek watershed, which originates at the crest of the Santa Ynez Mountains and drains to the Pacific Ocean. Impacts to the watershed occur when increased stormwater runoff rates and volume damage creek beds and riparian areas, as well as bringing pollutants such as metals, petroleum compounds, excess phosphorus and nitrogen, pesticides, and organic loads into the watershed.

The most effective approach to stormwater management is to limit the amount of impervious surfaces on the site and use pervious areas to contain runoff. Using decomposed granite or crushed rock for pathways, and porous asphalt, paver blocks, or lattice blocks for parking areas, both reduce stormwater runoff and treat stormwater pollutants. In addition, by directing rain gutters to landscaped areas, drywells, and infiltration basins where water can seep into the ground, urban runoff can be greatly reduced. Runoff from landscape irrigation, pools, spas, and outdoor showers should be contained or eliminated.

Hillside areas present particular challenges because some strategies best suited to level sites, such as dry wells or infiltration basins, are impractical and can cause damage. Erosion must be prevented through careful siting to minimize grading and the need for stabilization of disturbed slopes.

Watershed Management Guidelines

3.12 Site structures away from streams and natural drainage features.

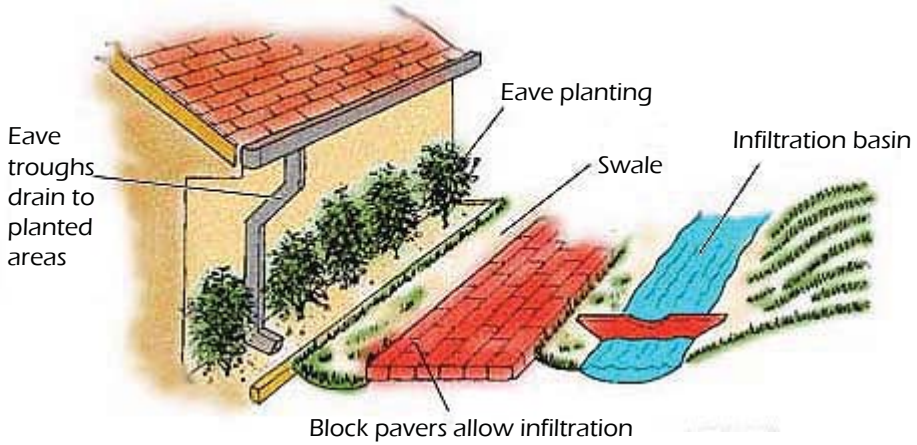
3.13 Use permeable paving materials and preserve open space drainage ways.

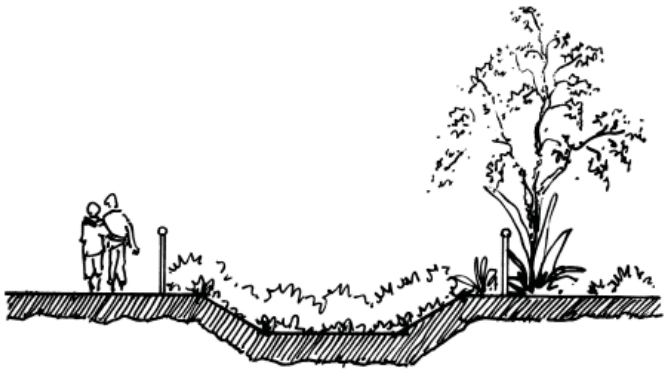
3.14 Slope walkways toward landscaped areas to encourage water infiltration and reduce irrigation needs.

3.15 Where appropriate, infiltrate runoff through on-site storage and drainage systems, such as into landscaped areas, bioswale, detention basin, rain barrel, or French drain (Figure 18).

3.16 Protect the integrity of hillsides by avoiding steep slopes, using deep rooted, firewise vegetation for erosion control, and installing check dams along natural swales where steepness is a problem.

Figure 18
Watershed management techniques





Site design incorporating a bioswale

Parking

On-street parking on narrow and winding roads amplifies traffic safety problems within some areas of the Canyon (Figure 19). Emergency vehicle access and the free flow of traffic is critical to public safety, whether as a pedestrian, bicyclist, or in an automobile.

Figure 19

Residential parking standards for Mission Canyon call for two off-street spaces —covered or uncovered—per dwelling unit except for the in the R-1 and E-1 zone districts where three off-street spaces will be required as of the effective date of the Mission Canyon Community Plan.[1] A guest house requires one additional space per bedroom. Designated off-street parking spaces cannot be located in the required front yard setback except in certain circumstances for the third space in the R-1/E-1 zone district.[2] Please refer to Section 4, Elements of Design, for guidelines on the design of garages and driveways.

Parking Guidelines

3.17 Provide sufficient off-street parking for vehicles owned by property residents, as well as guests, beyond ordinance requirements if feasible.

3.18 Place on-site parking spaces to allow for quick exit in the event of a fire or other natural disaster.

3.19 Design the site to accommodate storage of unused cars, trailers, boats, recreational vehicles, or other items away from designated parking spaces and public view.

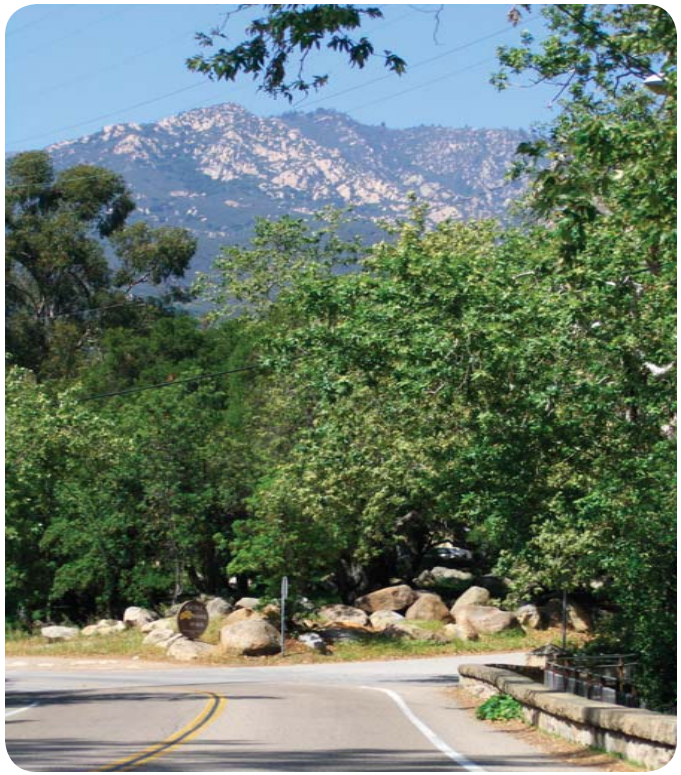
1 Per the Land Use & Development Code Section 35.36.050, this requirement is for new dwelling units, additions to dwelling units greater than 50% of the gross floor area or when a remodel increases the number of bedrooms, as of the effective date of the Mission Canyon Community Plan.

2 Santa Barbara County Land Use & Development Code Section 35.36.080.

Public Viewsheds

The landscape and vistas of Mission Canyon are a large part of what makes the Canyon a desirable place to live. The area is visible from many parts of Santa Barbara and the South Coast. Views of the Santa Ynez Mountains and the ocean from Mission Canyon Heights and Upper Mission Canyon are impressive, as are views from the Scenic Corridor of the mountains (Figure 20).

Figure 20
Entrance into the Scenic Corridor



Public Viewsheds Guidelines

3.20 Plan your project so that it is an asset and does not detract from or block public viewsheds.

3.21 Preserve public views along major roadways (Las Canoas, Mission Canyon, Tunnel, Cheltenham and Foothill Roads) through the use of building setbacks consistent with neighboring structures, low landscape features (e.g., plants, walls, and fences), and structural treatments (e.g., lowering roof plate heights, stepped back second stories, non-glare paint and roofing materials, and roof forms that minimize mass).

3.22 Hillside and ridgeline structures should integrate with the natural terrain in profile, as well as in color and materials. Refer to Hillside Housing Section 6 and Land Use and Development Code Chapter 35.62 for specific ridgeline and hillside development guidelines.

4. Elements of Design

One of the great challenges in Mission Canyon is remodeling or building a contemporary dwelling that is compatible with older, often smaller homes from previous eras. Architectural elements—shape, height, style, materials, and landscaping—affect a home's apparent mass as well as the character and visual quality of the neighborhood (Figure 21). Design principles in this section provide a starting point for achieving neighborhood compatibility and visual harmony.

Figure 21
Top example is out of context with the neighboring structures because of its simple form.

Green Design

Green building design addresses a broad range of techniques to reduce the consumption of natural resources during construction and over the lifetime of a home. Green building techniques include designing structures to be energy and water efficient, utilizing building materials that reduce resource consumption and improve indoor air quality, and taking maximum advantage of renewable energy resources.

While green building design includes many aspects of home construction, the discussion in this section focuses on the exterior components and structure placement since the durability and life-expectancy of a home's exterior materials affect its outward appearance and may impact the aesthetics of the neighborhood if they do not age well. However, because the residents of Mission Canyon value sustainability in general, homeowners are encouraged to incorporate other elements of green design into new construction in addition to the exterior considerations.

Using highly durable, ultraviolet, and weather-resistant siding and roofing can substantially increase the exterior life of the home and reduce long-term waste. Roofing made from metals, ceramics, glass, and concrete composites, and siding made from fiber cement, stucco, or plaster are recommended as they are not only fire resistive, they are weather-resistant, and have a service life several times that of asphalt, plastic, and wood materials.

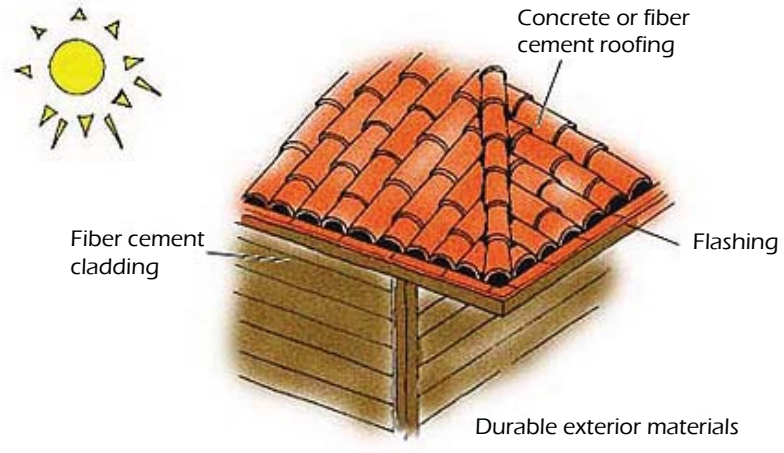
Green Design Guidelines

4.01 Use durable and recycled construction materials such as cement fiber siding and tile roofing (Figure 22).

4.02 Use natural ventilation and daylighting strategies in the design and placement of the buildings.

4.03 Place and orient homes to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Figure 22



Solar Access and Solar Energy Systems

Access to sunlight is important for energy efficiency and landscaping as well as for homes that use solar energy. It is also important to ensure adequate access to sunlight on the south side of properties so that passive solar heating opportunities are available and solar energy systems can be installed.

The height of structures should be limited near northerly property lines to ensure that your structure does not cast a significant shadow on your neighbor's structure (Figure 23). Also note that the California Solar Shade Control Act limits the amount of shade that a tree or shrub can cast onto a neighbor's solar energy system after that system is installed.[1]

Even if an active solar energy system is not included in a project, simple design considerations can make installing such a system at a later date much easier. For example, leaving at least 300 square feet of roof space free of mechanical equipment and vents facing south, west, or east could make that area available to accommodate a solar energy system in the future.

Solar Access and Solar Energy System Guidelines

4.04 Wherever possible, orient building volumes and second stories to be farther back than the required setback from the property line to allow solar access to neighboring properties.

4.05 Limit the height of structures near "northerly" property lines such that the structure does not encroach into a solar access plane defined as a 30-degree angle measured from the horizontal, at a point 12 feet above existing grade on the northerly property line (Figure 23).

4.06 Wherever possible, trim or locate trees, shrubs, and new structures to avoid casting shade onto a neighbor's solar energy system after that system is installed.

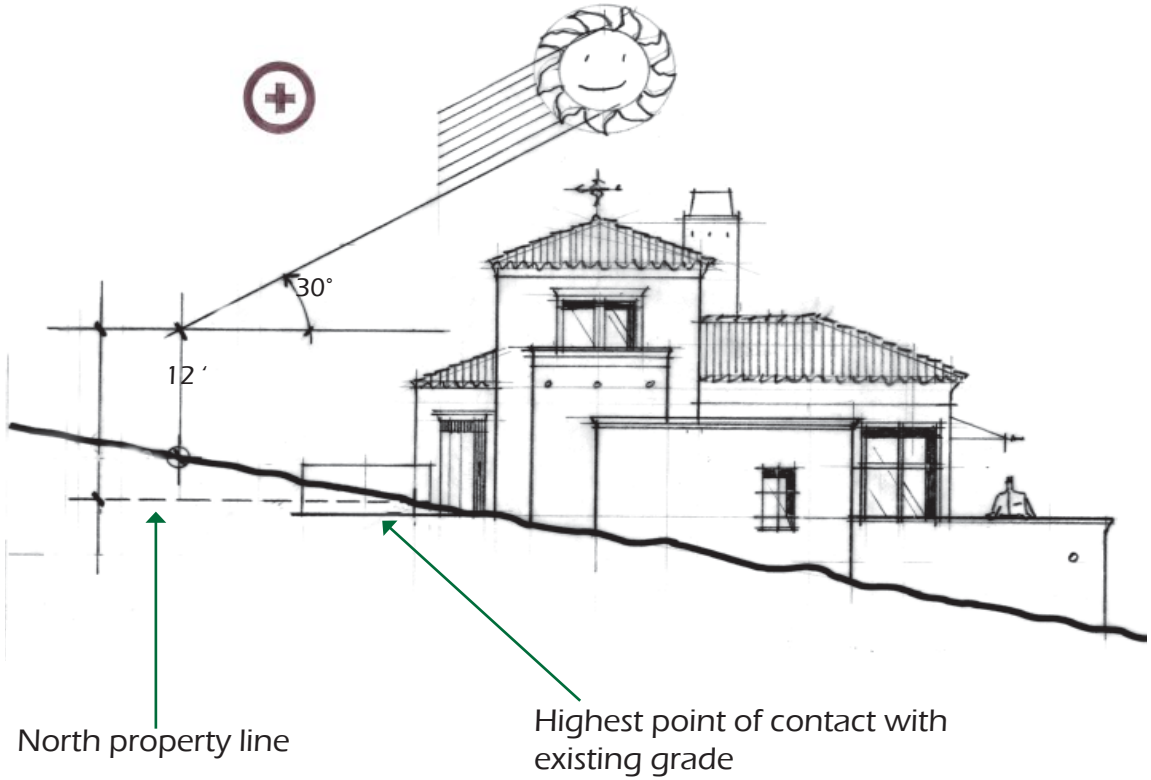
4.07 Consider adding a solar energy system or including space for such a system when designing a new home or significant addition.

1 Public Resources Code §25980 - 25986.

To measure the solar access height:

1. Determine the "northerly" property line(s), which is greater or equal to forty degrees from either true north or true south.
2. Determine the highest point of contact (base elevation) of the structure with the existing grade.
3. Draw a vertical line 12 feet above base elevation at the northerly property line.
4. Once the vertical line is drawn, a line is drawn at 30 degrees from a point directly over the "northerly" property line toward the structure. This line should not penetrate any part of the structure, unless otherwise allowed by the Land Use & Development Code, Section 35.30.150 (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, and ornamental features).

Figure 23
This structure conforms to the intent of Guideline 4.05



Firewise Construction

Appropriate form, building materials, and site are important factors in surviving a wildfire. The roof is the most vulnerable, hence special attention should be paid to roofing materials and design. Simple roof forms with smaller surface area and fewer intersections are easier to protect than complex roof structures.

The County Building Code applies more stringent construction standards for structures in Very High and High Fire Hazard Severity Zones. Newly adopted Wildland-Interface codes include provisions for ignition resistant construction standards in the Wildland-Urban Interface Fire Area (i.e., buildings in any Fire Hazard Zone within State Responsibility Areas and any Local Agency Very-High Fire Hazard Severity Zone). Please refer to the Building Code for the full text of these provisions.[1]

Firewise Construction Guidelines

4.08 Install roof materials that meet the fire resistance classification of "Class A".

4.09 Box in roof eaves and protect the underside of eaves and soffits with fire resistant materials.

4.10 Use fire resistant materials such as stucco or masonry on exterior walls and throughout the structure.

4.11 Limit the size and number of windows that face large areas of vegetation.

4.12 Cover exterior attic and underfloor vents, chimney outlets, and stovepipes with ¼ inch wire mesh to prevent sparks from entering or embers from escaping.

4.13 Use heavy timber or noncombustible construction materials for decks. Enclose the underside of balconies and above ground decks with fire resistant materials to prevent embers from blowing underneath.

4.14 Install noncombustile shutters on windows and skylights.

1 Santa Barbara County Code Chapter 10 Building Regulations, Article XII. High Fire Hazard Areas.

Building Size, Bulk and Scale

One of the most common complaints about new or remodeled houses is that they are not compatible with neighboring dwellings in terms of size, bulk, and scale.

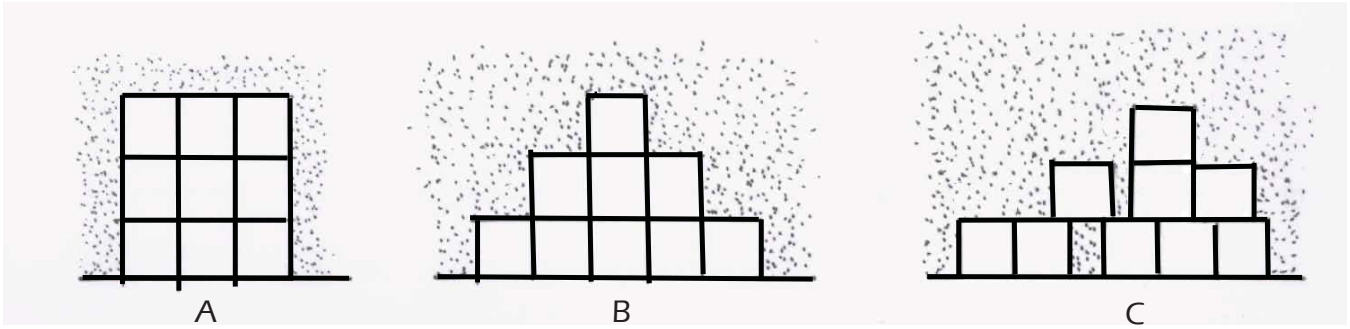
Size of a structure is determined by the two-dimensional measurement of the length and width combined (i.e., square feet). **Bulk** is the qualitative visual perception of the composition and shape of a structure's massing. Bulk is affected by variations in height, setbacks, and stepbacks of second stories (Figure 24). **Scale** is the proportional relationship of a structure and its architectural elements and details to other structures or human beings.

The apparent mass of a structure is determined by:

1. The actual size of the building;
2. Whether the building's shapes and facades are simple or broken into more varied forms;
3. The relationship between a structure and the size of nearby structures; and
4. The building site and its relationship to other structures and streets.

Simple forms often appear larger and more massive, while houses with more variety appear less massive and often more interesting. Likewise, long, blank walls appear more massive, while walls with spaces and corners that create shadows and architectural interest appear less so.

Figure 24



Imagine the nine squares in A through C are actually three-dimensional cubes. The squares in A appear bulkier than B even though B is wider. A also appears bulkier than C even though C is wider than A.

Neighborhood Scale

Neighborhood scale refers to the appearance of a dwelling in relation to other buildings in the vicinity. Building setback and height limitations in the County Land Use & Development Code place some scale restraints on new construction. However, a house built to maximum legal height and within setbacks may still result in a dwelling that is not compatible with the neighborhood. For example, a dwelling may appear massive or bulky if the shape and/or façade is overly simplistic (Figure 25). Dwellings of different size can be in scale with one another if they share architectural characteristics, including building shape, simplicity or complexity of form, or architectural style and detail.

If existing dwellings are out of conformity with these design guidelines—have little articulation and appear out of proportion, boxy, or massive—project designers should not repeat such mistakes and should make an effort to produce a design in scale with the rest of the neighborhood.

Figure 25
Example of a structure with a simple form that appears massive in comparison to the neighboring dwelling.

Neighborhood Scale Guidelines

4.15 Design new and remodeled dwellings to appear proportional and complementary to other nearby dwellings.

4.16 Minimize size, bulk, and scale through the use of appropriate roof style and pitch, form and materials, varied setbacks, window treatment and location, and door size and type. Break up mass to create interplay between various building elements.

4.17 Design the entry in proportion to the scale of the dwelling. Avoid the use of columns, towers, and other entry features that are out of scale or style with the dwelling and/or neighborhood.

4.18 Structures that differ significantly in size, bulk, scale, height, or architectural style from adjacent dwellings may be allowed if the new or remodeled dwelling is consistent with the design guidelines. However, such structures should be held to an exceptionally high standard of design because they will be highly visible and distinguishable as examples for the design of surrounding dwellings in the future.

Second Stories

Single-story is the preferred design in neighborhoods composed of mostly single-story homes. However, a well-designed second story can usually have less impact on neighboring one-story dwellings if the second story is designed to be smaller in footprint than the underlying structure, is recessed from the first-floor exterior walls, and minimally impacts neighbors' privacy. On some sloped lots, a second story that is larger than the first may be more appropriate.

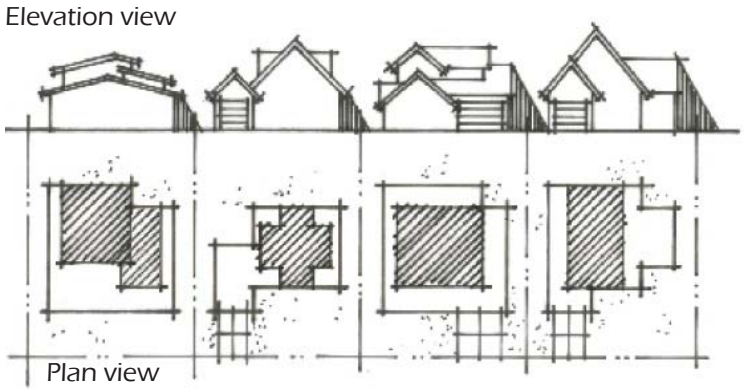


Figure 26
Dark areas represent floor area and placement of the second story relative to the first floor. The second story additions are held towards the center of the property which allows greater sunlight onto neighboring properties.

Second Story Design and Location Guidelines

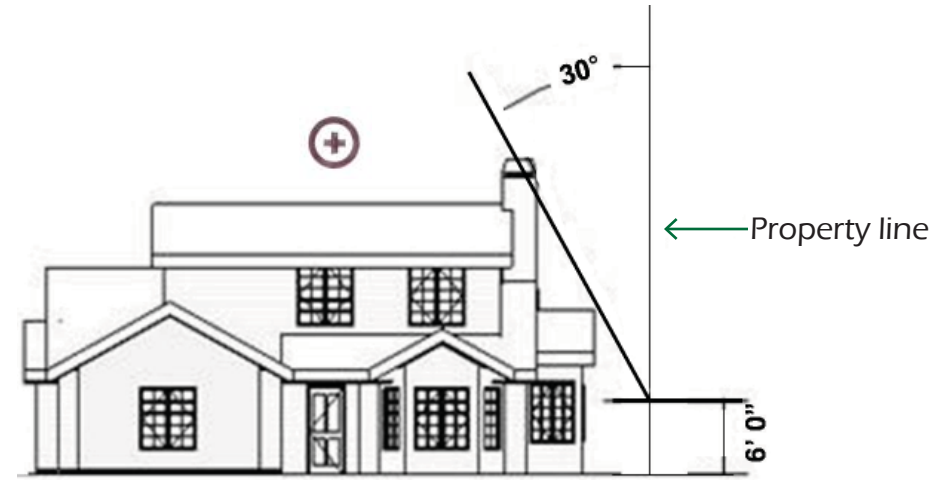
4.19 Set the second story back and to the center of the first story (Figure 26). In general, the second story should not be located within a side yard encroachment plane defined as a 30-degree angle measured from the vertical, at a point 6 feet above existing grade on the interior side property line (Figure 27). Increase the second story setback when a two-story dwelling is proposed adjacent to a one-story dwelling.

4.20 Avoid locating a second story only over the garage or any one portion of the dwelling.

4.21 Minimize cantilevering upper story walls over lower story walls. Use these types of elements only if consistent with the existing architecture and the scale of other homes in the neighborhood.

4.22 Design plate heights (the horizontal member of a frame wall) to be consistent with the scale of existing homes in the neighborhood.

4.23 Design second-story additions with the same or consistent architectural style, building materials, roof form, and windows as the principal structure (Figure 28).



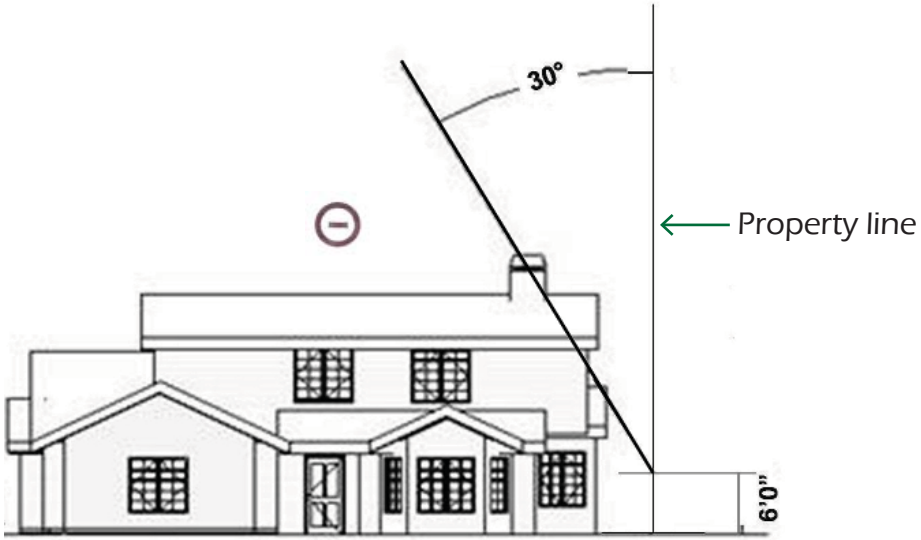


Figure 27
The top example conforms to the intent of Guideline 4.19, the bottom example does not.

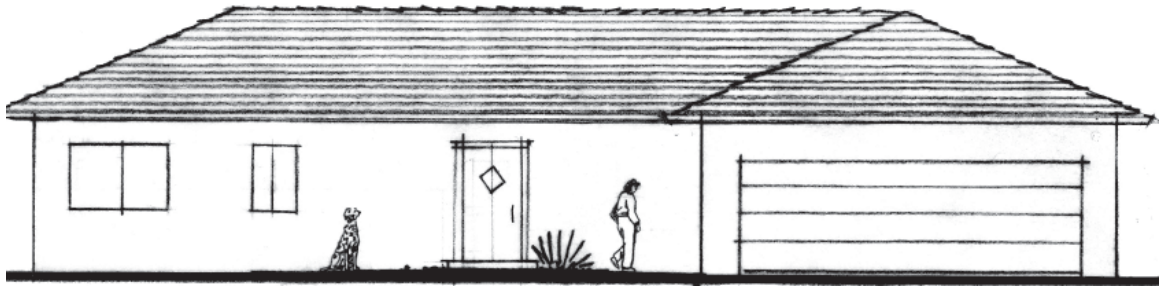
To measure the side yard encroachment plane:

1. Determine existing grade at the interior side property line

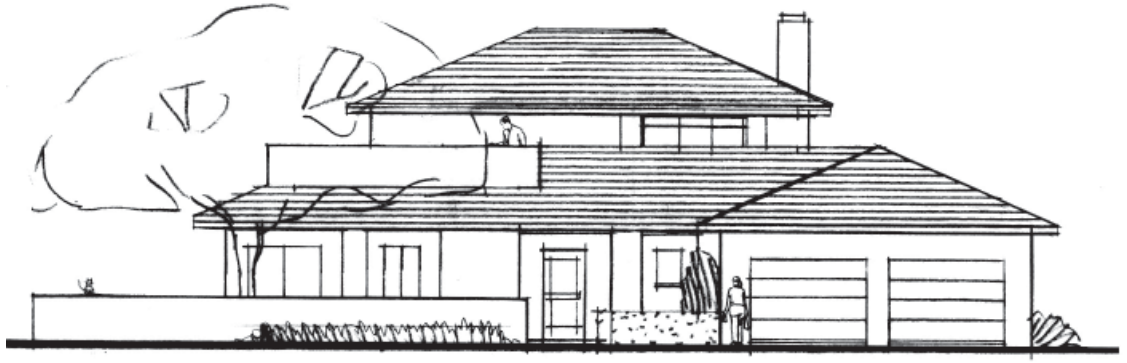
2. Draw a vertical line 6 feet above the existing grade at the side property line.

3. Once the vertical line is drawn, a line is drawn at thirty degrees from the point 6 feet above existing grade towards the structure. This line should not penetrate any part of the structure, unless otherwise allowed by the Land Use & Development Code, Section 35.30.150 (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, and ornamental features).

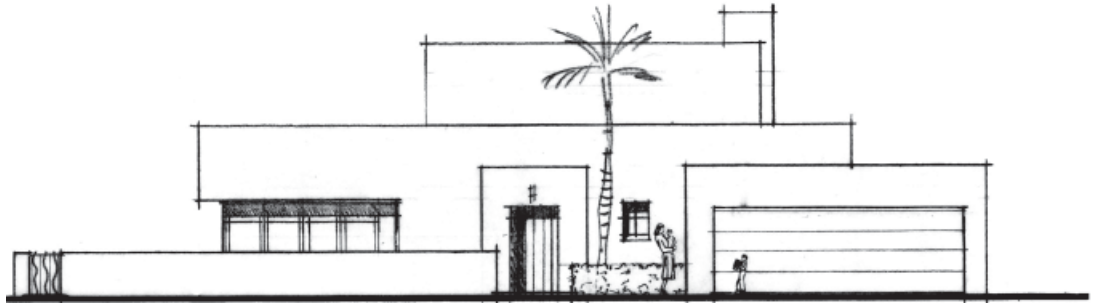
Figure 28 Two-story design concepts: Successful additions centered over existing home



Existing residence to be remodeled



Second story addition located towards the center of the first story and consistent in style with the existing house



Second story addition toward center of first story and whole house remodeled in a single style.

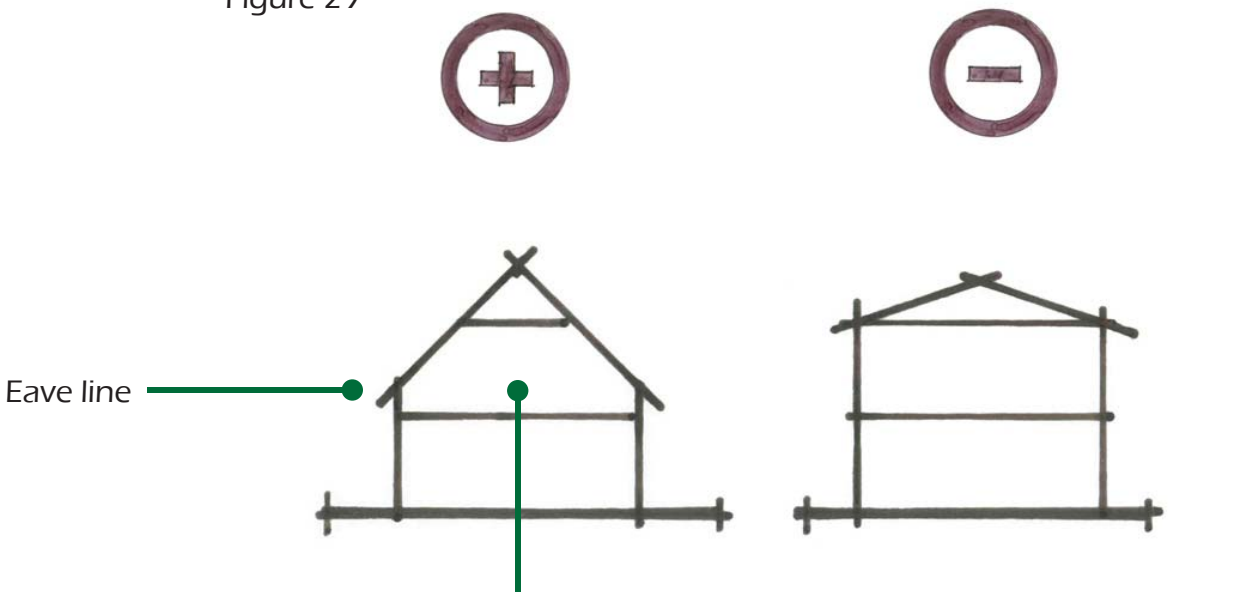
Lowering the Eave Line

Lowering the eave line (i.e., bringing some portions of the roof down to the gutter or eave line of the first-story roof) also ties the two stories together. Lowering the eave line is often a solution to avoid impacting sunlight access, and it generally will lower the apparent height of the home. Lowering the eave line of the second-story roof can also reduce apparent building mass, with the result that the scale of the building is more compatible with the neighborhood.

Lowering the Eave Line Guideline

4.24 Lower portions of the roof down to the gutter or eave line of the first-story to reduce the apparent mass of the building (Figure 29).

Figure 29



Second floor rooms in attic space allows roof line to be lowered with minimal reduction in floor area.

Full height second story results in tall walls and a more massive appearance to the dwelling.

Facade Articulation

Long and/or flat walls generally appear massive, uninteresting, and boxy. Strategies to break the expanse include steps and breaks, varied building materials and colors, and other architectural details that create patterns of light and shadow (Figure 30). Decks and other projections exceeding 18 inches from an exterior wall must be in conformance with High Fire Hazard Area Building Codes.

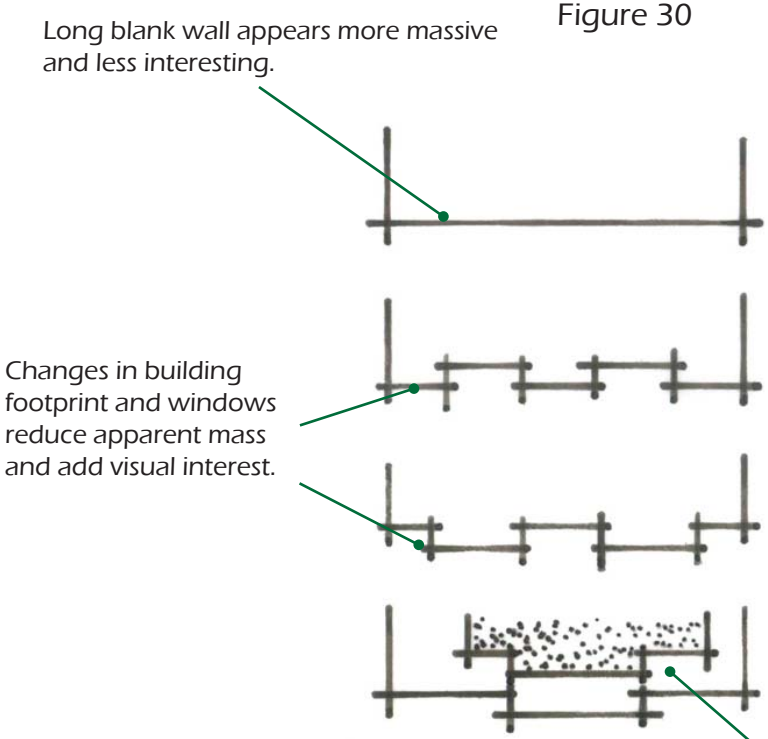
Facade Articulation Guidelines

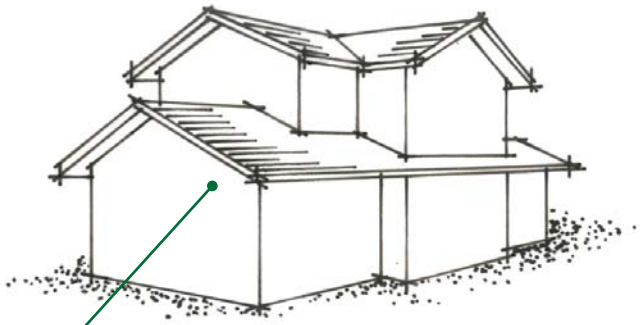
4.25 If appropriate for the architectural style, use steps or offsets extending to grade on the long dimension of the dwelling.

4.26 Use projecting or recessing architectural details, such as decks, bay windows or balconies, and appropriate complementary changes in building materials or colors to visually break up long or tall walls.

4.27 Articulate all sides of the dwelling consistently, as well as on any addition or attached accessory structure.

Figure 30





Architectural Styles and Features

Elements of a project should be harmonious in architectural detail, color, and material. When designing a new dwelling or an addition, consider the building elements that define the architectural style of the dwelling (e.g., building shape, roof design, exterior materials, window size and type, etc.), what defining elements are common to other dwellings in the neighborhood, and what elements complement the natural setting. Good design will enhance more than the individual dwelling; it will enrich the streetscape and neighborhood.

Architectural Style Guideline

4.28 Use an architectural style and design features that accommodate the constraints of the site and complement the neighboring structures, natural setting, and character of Mission Canyon (Figure 31).

Figure 31
Different architectural styles of Mission Canyon

Openings

Additions and remodels should strive to maintain the appearance of the existing dwelling by using the same style and materials for doors and windows. Doors and windows are often the most visually distinctive and prominent features on a dwelling. They are a link between private and public space and can provide a sense of security for both. They also establish an architectural rhythm and affect the apparent mass of the dwelling. Exterior windows, window walls, glazed doors, windows within exterior doors, and skylights must meet High Fire Hazard Area building regulations.

Openings Guideline

4.29 Select doors and windows for an addition or an accessory structure that are the same shape and size or are otherwise compatible with the dominant types on the principal structure, including proportions, materials, and detailing (Figure 32).

Figure 32

In the top two examples, the style and materials of windows on the new second story match the original first story. On the bottom example, the new second story windows use shapes, materials and proportions that are different from the original first story.

Garages and Carports

Design garages and carports to be architecturally consistent with the main dwelling and compatible with existing neighborhood patterns. While covered parking areas are not required under current County Ordinances, these structures, when well designed and placed, enhance a property's value and functionality.

Figure 33

Garages and Carports Guidelines

4.30 Design attached garages and carports to be subordinate to the main dwelling and architecturally consistent in detail.

4.31 If the garage or carport is the dominant feature from the street frontage, it should be designed for architectural and visual interest (Figure 33).

4.32 Consider a detached garage structure or offsetting one garage perpendicular to the others when a three-car or larger garage is planned.

4.33 Construct carports as permanent structures rather than impermanent measures such as "Matchstick", blue tarp, pop-up shade canopies, and similar carport or storage constructs. Carports should be landscaped and screened from view from the adjoining parcels.

Driveways

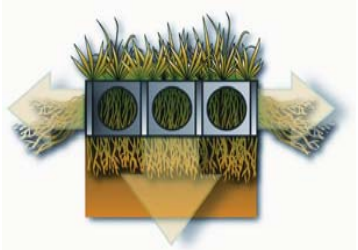
Well designed driveways complement the dwelling and minimize the amount of non-permeable paving material. Wide driveways create more paved area, reduce the front yard landscaped area and increase stormwater runoff. However, wide driveways that include additional designated off-street parking areas are appropriate in neighborhoods where on-street parking is limited or non-existent. Consequently, there is a balance between minimizing hardscape and providing adequate off-street parking. Use of permeable or semi-permeable driveway materials can facilitate adequate parking while decreasing damage from stormwater runoff.

Driveway Guidelines

4.34 Use textured/patterned driveways where appropriate to complement architecture and minimize the visual impact of the driveway.

4.35 Incorporate porous concrete, paver blocks, grasscrete, or lattice blocks into areas designated for off-street parking (Figure 34).

Figure 34
Permeable paving system for uncovered parking space. Permeable "grasscrete" reduces runoff and contributes to a healthy watershed.



Permeable paving system reinforcement structure allows horizontal and vertical root growth.

Roof Design

Roof materials should be appropriate for the architectural style of the dwelling and, except for flat roofs or flat roof portions, should be the same product for the entire roof system. More importantly, roof materials should be rated Class A for fire resistance.

A roof's shape, pitch, and material are principal design features. The roof provides a sense of scale and proportion and, depending on its pitch, may be the most visible architectural feature of the house. The basic shape of the roof should follow the principles of an architectural style.

The roof mass and how it is articulated into different shapes contributes to the character of a building. Most dwellings with sloped roofs, and many with flat roofs, have a primary roof form and smaller secondary and minor forms that contribute to the overall style of the house. Evaluate the massing of the roof form and determine how it will benefit appearance and compatibility with the neighborhood.

Roof Design Guidelines

4.36 Design roof forms on remodels and additions to be architecturally compatible with the primary form's slope and material. Roof pitch should be consistent across the structure.

4.37 Minimize roof angles or roof types (e.g., avoid using gable, hip, and shed roof forms together as they create a disjointed appearance.

4.38 Use non-reflective roof materials and colors that are compatible with the architectural style and design of the dwelling.

4.39 Integrate solar energy collector panels, tiles or shingles, skylights, and other roof-mounted equipment into the roof forms. Minimize their visual prominence when viewed from the street and nearby dwellings.

Exterior Materials and Colors

Exterior materials and colors should complement the style of the dwelling and neighborhood, and permit it to blend with surrounding natural features when viewed from a distance.

Color, texture, and use of materials greatly influence curb appeal and neighborhood compatibility. Careful thought to selecting color, materials, and ornamentation helps a house blend with its natural setting, surrounding vegetation, and landforms. No building material or color is prohibited in these guidelines or per County policy. Rather, neighborhood context should provide direction for these choices. Darker rather than lighter exterior colors may be used to reduce the apparent mass.

Figure 35
Use of warm colors and natural materials

Exterior Materials and Colors Guidelines

4.40 Use exterior materials and colors that complement and improve the neighborhood, are fire resistant, and are consistent with the architectural style of the dwelling.

4.41 Use a limited number of exterior materials to minimize conflicting design features.

4.42 Carry materials and trim used on the front façade to all other visible sides of the dwelling. Avoid designs where only the front of the dwelling uses interesting materials and details.

4.43 Apply ornamentation consistent with the style of the dwelling. Avoid using ornamentation that will make the dwelling appear overly decorated.

4.44 Use non-reflective materials for walls, roofs, and windows.

4.45 Use warm, earth-toned materials and colors to integrate with the surrounding terrain and reduce glare and the apparent mass of the dwelling (Figure 35).

5. Garage Conversions

Converting a garage to habitable living space is a common means of gaining more space without the expense and disruption of constructing an addition. The design should be compatible with and complementary to the main structure and the neighborhood. Garage conversions require a building permit and the provision of additional off-street parking spaces if the garage was used to meet the required two or three spaces per dwelling unit. Pay careful attention to how the site accommodates the additional off-street parking—whether in a parking area or carport—to ensure that it does not dominate the front yard appearance.

For more information, refer to Planning & Development Building & Safety Counter Handouts for Garage Conversions (www.sbcountyplanning.org).

Garage Conversion Guidelines

5.1 Use exterior materials, colors, windows, and doors that are consistent with the main dwelling, particularly those on the same façade as the conversion.

5.2 Mitigate the appearance of additional pavement for parking with appropriate firewise landscaping. A landscape plan should be prepared for the South Board of Architectural Review when converting garages to living spaces.

5.3 Use permeable materials for the required off-street parking to avoid additional stormwater runoff from the property.

6. Hillside Housing

Santa Barbara County Ridgeline and Hillside Development Guidelines encourage architectural design and landscaping that conforms to the natural topography. The Guidelines apply to structures where a 16 foot drop in elevation occurs within 100 feet in any direction from the proposed building footprint. Please refer to Land Use & Development Code Chapter 35.62 for more information regarding ridgeline and hillside development.

Much of Mission Canyon, including most of the remaining vacant parcels above Foothill Road, have slopes of 20 percent or more and are particularly vulnerable to high fire hazards. Consequently, all new dwellings, additions and remodels in hillside areas must incorporate siting and design that mitigate fire risk. Design proposals should reflect a thorough analysis of the site's physical conditions and visual character.

Figure 36

Hillside homes nicely integrated into the setting.

Hillside home that does not address the site context.

Hillside Housing Natural Surroundings Guidelines

Integrate the dwelling into its natural surroundings.

6.01 Where appropriate, fit the building into hillside topography by cutting a stepped foundation into the slope (Figure 37).

6.02 Set the building below natural ridgelines whenever possible.

6.03 Use materials, textures, and landscaping that blend with the surrounding landforms and vegetation. Refer to Section 7, Hillside Landscaping Guidelines.

6.04 Use warm earth-toned colors to reduce the apparent mass of the dwelling.

6.05 Incorporate retaining walls within the structure. Large, visually unbroken, and/or exposed retaining walls should be minimized.

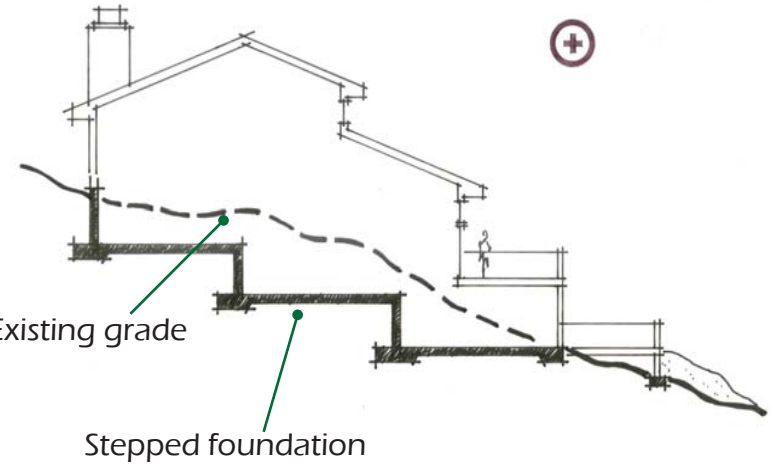
Hillside Housing Height and Proportion Guidelines

Building height should be in proportion to the lot area and compatible with the neighborhood.

6.06 Design dwellings with a modest "apparent height" (lowest point of contact with finished grade to highest point of building dimension).

6.07 Locate tallest elements towards the center uphill portion of the structure to reduce apparent height and massing.

Figure 37



Section View - Building foundation cut into slope.

Hillside Housing Grading Guidelines

Grading should be limited to avoid erosion, visual, and other impacts.

6.08 Avoid visual scarring of the natural terrain.

6.09 Adjust the angle of the graded contours to the natural terrain.

6.10 Minimize the visual impact of grading by doing most of the cut under the buildings.

6.11 Use excess graded materials elsewhere on the site if the fill would result in minimum changes to the natural contours and would blend into the surroundings within a short period of time. Stockpile and reuse topsoil over fill slopes to facilitate replanting.

Hillside Housing Driveway Guidelines

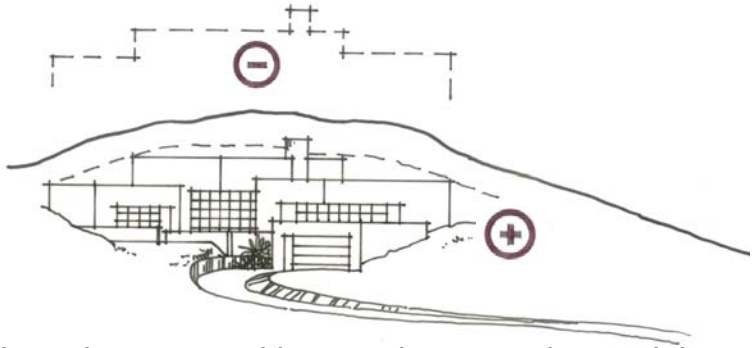
Minimize and mitigate the visual effects of grading for driveways.

6.12 Minimize the visibility of driveway cuts by landscaping and use of appropriate wall materials and colors (Figure 38 and 39).

6.13 Design driveway slope with the natural topography and ensure driveways are drained properly to avoid excessive runoff.

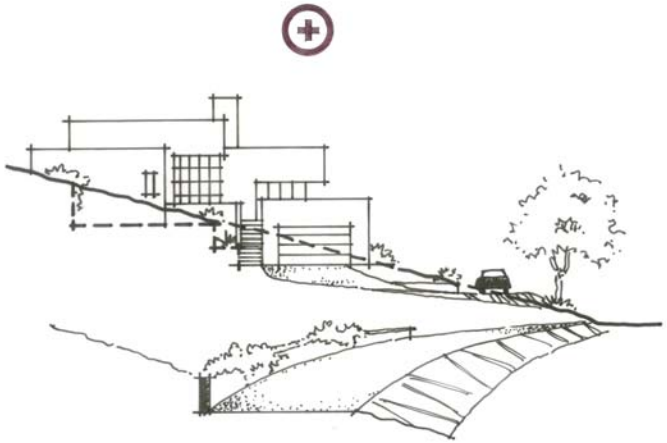
Avoid siting house on the ridgeline

Figure 38



House integrates with natural topography, retaining walls and driveway cut are minimized.

Figure 39



Grading is used to step building and driveway into the site. Small retaining wall with planting minimizes the visual effect.

Hillside Housing Architectural Elements Guidelines

Use architectural features that are consistent with the chosen style to break up unattractive massing.

6.14 Use architectural designs intended for hillsides rather than flat lots.

6.15 Vary rooflines through use of both vertical and horizontal elements.

6.16 Design roof pitches to approximate the hillside slope.

6.17 Use façade articulation such as stepbacks and projections to create interest.

6.18 Minimize large continuous paved areas. Paved areas should be broken up by using colored or textured materials.

6.19 Avoid use of exposed under-floor areas, large downhill cantilevers, and/or tall support columns for overhanging areas, which raise both aesthetic and fire safety concerns (Figure 40).

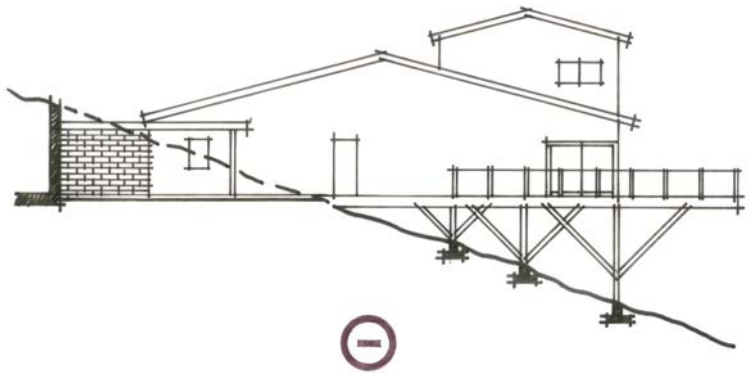
Hillside Housing Decks and Courtyards Guidelines

Locate decks, courtyards, balconies, and other outdoor elements in areas compatible with the neighborhood.

6.20 Avoid excessive cantilevering of decks or balconies, unless they are integrated into the design and topography. Enclose underfloor areas or use other fire protection measures.

6.21 Place outdoor fireplaces and chimneys in a location that will not impact neighbors' views, privacy, or air quality.

Figure 40



Avoid exposed understory and cantilevered decks.

7. Landscaping, Screening, Fences, and Walls

Mature trees and landscaped gardens are one of the defining characteristics of Mission Canyon. Landscaping and hardscape design should preserve the Canyon's natural beauty, enhance the design of the dwelling, and be in harmony with neighborhood landscaping, trees, and vegetation. Select plant materials for their effectiveness with respect to erosion control, fire resistance, and drought tolerance.

Front yard landscaping creates a visually pleasing transitional space between the public and private realm (Figure 41). It also provides privacy and screens less attractive building features. Good landscape design utilizes the natural topography, existing vegetation, drainage, and microclimate to give a unique quality to each home site. The following sections provide guidelines for firewise and resource-efficient landscaping, and the use of screening plants, fences, and walls.

Figure 41

Firewise Landscaping

Landscape design and maintenance should minimize fire vulnerability in Mission Canyon. Fire safe planting, defensible space principles, and regular clearing and pruning of vegetation are essential. Landscape maintenance must include removing dead and overgrown vegetation, dropped branches, leaves and needles, dried grasses and weeds, and vegetation debris piles. Use green recycling options, such as green waste pick up, whenever possible. Keep dry chipped vegetation and compost piles at least 30 feet away from all structures and keep compost piles moist. These techniques can be integrated with a homeowner's aesthetic preferences and the functional needs of the property.

California Public Resources Code (PRC §4291) requires 100 feet of defensible space to be maintained around buildings and structures, whether habitable or non-habitable (i.e., barns and garages) in the High and Very High Fire Hazard Severity Zones. Defensible space does not mean complete clearance; rather, it requires properly trimmed and maintained vegetation. Property owners are responsible for clearance to their own property lines. When a structure is located closer than 100 feet to the property line(s), property owners should work with each other to maintain 100 feet of defensible space for the mutual benefit of everyone.

An excellent resource for further information is "Living with Wildfire: A Guide for Homeowners in Santa Barbara County" published by the Fire Safe Council and State Farm Insurance (www.sbcfire.com).

Firewise Landscaping Guidelines

7.01 Select plants for their ability to reduce wildfire hazards. Please refer to Supplemental Section 9 for a Firewise Landscaping Plant list.

7.02 Develop an irrigation and planting plan to maintain appropriate plant moisture. The first 30 feet from the structure should be well irrigated. Plantings beyond 30 feet should be irrigated, but to a lesser extent. From 70–100 feet should be native or other plantings that require little or no irrigation but are fire resistant.

7.03 Place plants with adequate spacing and use permeable hardscape features to break up continuous dense cover of shrubs and trees.

7.04 Avoid landscaping which promotes ladder fuels (vegetation that allows fire to move from lower growing plants to taller ones).

Resource Efficient Landscaping

Resource efficient landscape design typically makes use of slow-growing, drought-tolerant plants that require less water and maintenance, significantly reducing water consumption. Native California plants and well-adapted non-native plants can be combined in wildlife-friendly and visually attractive landscapes. Lawns require more water than other plants during dry periods and their use should be minimized. Locate landscape features to collect runoff from pervious areas such as roofs and driveways, lower or depress landscape beds to encourage infiltration, and use appropriate mulch that binds tightly and won't float away (Figure 42). Plants with similar water requirements should be grouped into common irrigation zones which match precipitation heads and emitters. Drip irrigation should be used for trees, shrub beds, and areas of groundcover to eliminate waste, runoff, and evaporation losses.

In order to reduce the use of fertilizer, test soils to determine their nutrient content, organic matter, and necessary soil amendments. Add mulch and compost to soils at least once a year to continuously add nutrients to the soil; however, keep dry mulch and compost piles away from structures. Avoid fertilizing during dry periods, as this activity can stimulate vegetative growth and increase water needs.

Resource efficiency also encompasses appropriate types of landscape plants for use in different microclimates. For example, the exposed ridgelines and hillsides of Upper Mission Canyon require hardy, drought-tolerant species while the more marine-influenced areas South of Foothill can use plant species better adapted to higher humidity and slightly cooler temperatures.

Resource Efficient Guidelines

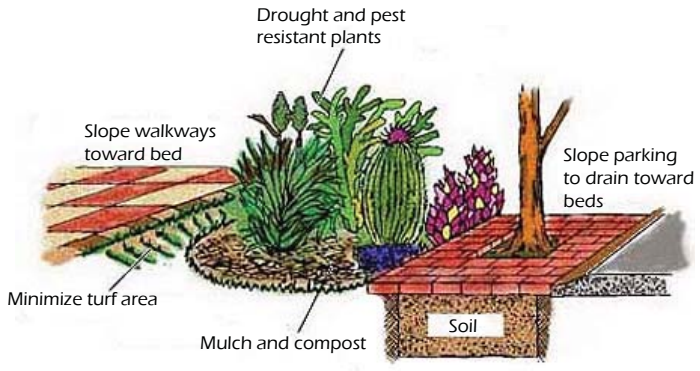
7.05 Select drought-tolerant, fire-resistant plant species that require little or no fertilizers, herbicides, and pesticides.

7.06 Use plants appropriate for the site's microclimate characteristics—exposure, wind, moisture, soil types, and existing vegetation. Shady or creekside areas, for instance, will have a very different microclimate than sunny hillsides.

7.07 Install efficient drip irrigation systems to reduce water consumption.

7.08 Use non-invasive plant species, particularly near creeks or existing native vegetation.

Figure 42



Hillside Landscaping and Retaining Walls

Good landscaping in hillside areas softens the appearance of new dwellings, additions, and retaining wall components. Choose plants that preserve views of the hillsides, harmonize landscaping with the surroundings, prevent soil erosion, and minimize or eliminate fire ladders (Figure 43).

Retaining walls should be designed to blend into the surroundings by use of color and texture to match adjacent soils or stone, and visually softened with landscaping Where appropriate, a retaining wall should be made of natural boulders or cut stone (Figure 44). The visible portion of a retaining walls above finished grade should not exceed a height of six feet unless a higher wall would further the intent of protecting hillside and watersheds, would promote better structural and/or architectural design, or would minimize visual or aesthetic impacts.

Hillside Landscaping and Retaining Walls Guidelines

7.09 Select plants that visually diminish the structural mass of the dwelling, integrate into the hillside, and frame community views.

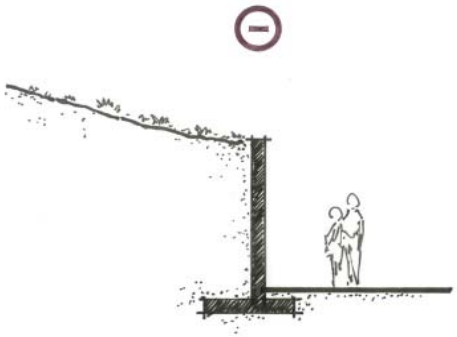
7.10 Select deep rooted plants to encourage slope stability.

7.11 Retaining walls should be stepped or terraced, and should blend into their surroundings, with height and length kept to a minimum (Figures 44 and 45)

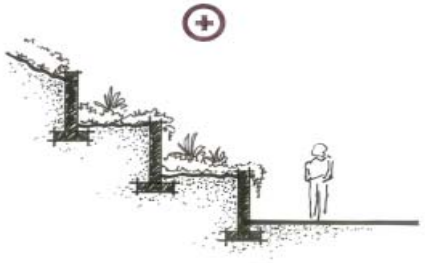
Figure 43

Figure 44

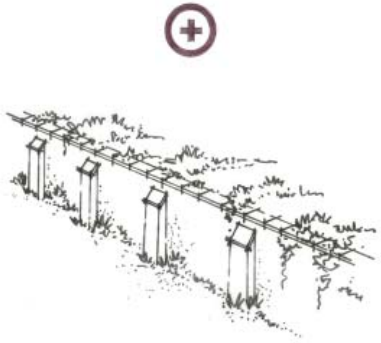
Figure 45

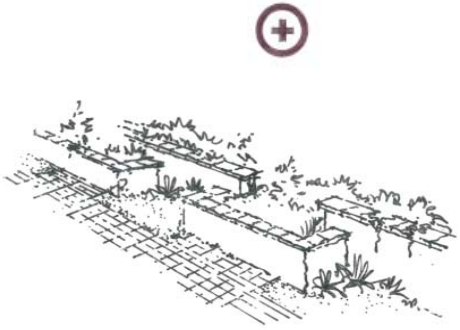


The retaining wall shown above exceeds human scale.



This example shows stepped retaining walls that contribute to human scale.





These retaining walls are broken up with buttresses and undulations for visual interest.

Landscape Screening, Fences, and Walls

Well designed landscaped screening, fences, and walls contribute to the beauty of the neighborhood, protect privacy, and permit the movement of wildlife. Screening plants, fences, and walls enhance design while harmonizing the overall character of the neighborhood. They should be an integral part of the project, not afterthought when the project is completed.

Selectively use high fences, walls, and gates that do not inhibit the passage of wildlife. A high wall or fence in the front yard setback not only presents an unwelcoming feature to the neighborhood and blocks a garden viewscape, it also creates a canyon-like experience for passing motorists, bicyclists, and pedestrians. A wall or fence in the front yard setback should be limited to 3.5 feet in height and should be placed back several feet back from the property line to maintain openness.

The historic cut stone and boulder walls found in the Mission Canyon Scenic Corridor and other locations in the canyon should be preserved and maintained in good condition.

For specific guidance on the installation, construction, and placement of fences and walls, as well as height limits and permitting requirements, please refer to the Land Use & Development Code Section 35.30.070.

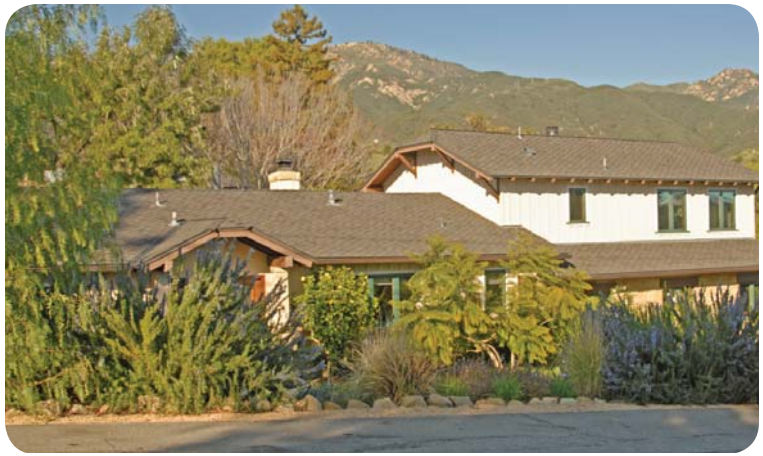
Landscaping Screening Guidelines

7.12 Use firewise screening plants on side and rear property lines to create privacy between neighbors and to screen living areas.

7.13 Where appropriate, select low screening plants in the front to maintain visual openness in keeping with the surrounding neighborhood (Figure 46) and maintain pedestrian passage on the street.

7.14 Use firewise screening plants to shield dwelling features such as windows and balconies that create direct views between neighbors.

Figure 46



Fences and Walls Guidelines

7.15 Existing historic stone walls are part of the Mission Canyon charm and should be preserved and maintained (Figure 47).

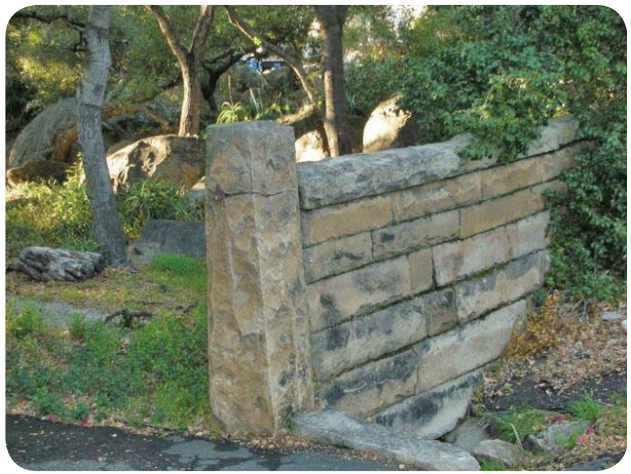
7.16 Walls or fences are discouraged in the front yard setback. If walls or fences are used in the front yard, their height and length should be minimized and the setbacks adequate to allow ample room for bicycle and pedestrian passage. Front yard walls and fences should be incorporated into a landscaping scheme that appears natural and follows the terrain.

7.17 Use earth tone colors and native or natural materials such as sandstone for walls.

7.18 Long walls or fences should be designed to allow for wildlife passage.

7.19 Chain-link fencing should be coated with black, dark green, or brown vinyl to integrate with the surroundings. Soften the appearance and create privacy with landscaping rather than tarps, canvas, plastic slats, or other materials.

Figure 47



8. Exterior Lighting

Mission Canyon is one of the few developed areas on the South Coast with a visible canopy of stars and where the night sky remains relatively free of the glow emanating from street lights, security lighting systems, and landscaping uplighting. Residents treasure the Canyon's night time ambiance and night sky views. Outdoor lighting should not intrude into neighboring properties. Install minimum lighting necessary for security and safety and remember that deep, unlit recesses in Mission Canyon's oak groves and creek corridors provide refuge for native wildlife. Restrained use of exterior lighting not only conserves energy, but also fosters good neighborhood relations.

California's energy efficiency standards (Title 24 of the California Code of Regulations) include requirements for outdoor lighting attached to buildings. Permanently installed lighting fixtures must be either high efficacy (fluorescent) or controlled by motion sensor and photocontrol (to keep lights off during daylight hours). High efficacy lights are recommended for entry porches and near bedroom windows. Because motion sensor lights can be triggered by animals, they are not recommended where light would be in direct sight of a bedroom or near garage and trash can areas. The outdoor lighting regulations for the Mission Canyon Community Plan area requires all exterior lighting to be fully shielded. [1] All exterior lighting must be contained in the site of origin.

For more information, please refer to the consumer guides and practical advice offered by the International Dark Sky Association (www.darksky.org).

1 Santa Barbara County Land Use & Development Code Section 35.30.120.

Exterior Lighting Guidelines

8.01 Identify where and when lighting is needed on your site plan. Use only the number of lights needed to meet security and safety purposes (Figure 48).

8.02 Select or design lighting fixtures to be integrated with the home's architectural style, materials, and colors.

8.03 Design exterior lighting to control glare, with no light trespassing onto adjacent properties and to avoid interference with vehicle traffic.

8.04 In accordance with the Outdoor Lighting Regulations, use fully shielded fixtures, so that no light is visible above the lowest light-emitting part of the fixture.

8.05 Mount exterior light fixtures at low elevations to preserve the nightsky and natural setting of the surrounding area.

8.06 Select light sources (bulb types) and wattages according to the minimum level necessary to achieve desired illumination levels at ground level.

8.07 Use translucent or opaque material in lighting units with the light source downcast and fully shielded.

Exterior Lighting Guidelines

8.08 Design landscape lighting so that the light source is not visible. Illumination should be minimal and not flood the landscape with excessive light or spill into adjacent properties. Uplighting for landscaping and/or structures should not be utilized.

8.09 Minimize illumination from ridgeline and hillside structures that would be visible from downslope locations.

Figure 48

Appropriate modest lighting for safety using downward directed, shielded fixtures.

Unshielded fixtures resulting in light on neighboring property and into the night sky.

9. Supplemental

South County Board of Architectural Review Process and Submittal Checklist

Review Cycle	
Conceptual Review: Initial review of the project when it is still in the early stages of design development. This allows the applicant and SBAR an opportunity to informally discuss a project, only once per administrative practice, prior to submittal of an application to the County. All projects are strongly encouraged to begin the design review process at the conceptual level.	☐ Vicinity Map ☐ Site Plan ☐ Topographic Map (showing elevation of property within 100 feet in any direction from the proposed building envelope) ☐ Building Elevations (rough draft acceptable) ☐ Mounted Color Photographs of the Site and Neighboring Areas (on 8 ½ x 11 paper) ☐ Grading Plan ☐ Filing Fee
Preliminary Review: Formal review of an application prior to preparation of working drawings. Fundamental design issues are resolved at this level of review.	☐ Vicinity Map ☐ Site Plan ☐ Site Sections or Supplemental Information (where required) ☐ Building Elevations and Sections ☐ Floor Plans ☐ Preliminary Landscape Plan (if required) ☐ Mounted Color Photographs of the Site and Neighboring Areas (on 8 ½ by 11 paper) ☐ Filing Fee ☐ Topographic Maps 1. showing elevation of property within 100 feet in any direction from the proposed building envelope 2. showing existing topography of the site with the building roof plan superimposed ☐ Grading Plan ☐ Planner Authorization for Review

Final Review: This review confirms that the working drawings conform to the project that received Preliminary approval. In most cases, full working drawings and structural, plumbing, and electrical plans are not required for Final SBAR approval.	All Preliminary Review Requirements above plus the following: ☐ Building details (with colors printed on the original drawings prior to reproduction) ☐ Complete color and material sample board (no larger than 8 ½ x 11) ☐ Landscape plan (if required) listing the plant names, sizes, quantity and location, and irrigation type ☐ Pictures of the streetscape including neighboring dwellings
Consent Agenda: This level of review is to expedite review of minor projects or minor changes to approved preliminary or final plans. Projects on the consent agenda are reviewed and approved by one SBAR member.	All Final Review Requirements

For further details, see the SBAR application package available online at www.sbcountyplanning.org

SBAR Findings

As required by County's Land Use & Development Code Chapter 35.82.070(F)(1)(i), the South Board of Architectural Review (SBAR) will base their approval of the project on their ability to make the "findings" below which are applicable to all new and remodeled projects.

I. General Findings
The SBAR shall make the following findings prior to approving, conditionally approving, or denying any design review application:

a. Overall structure shapes, as well as parts of any structure (buildings, fences, screens, signs, towers, or walls) are in proportion to and in scale with other existing or permitted structures on the same site and in the area surrounding the subject property.
b. Electrical and mechanical equipment will be well integrated into the total design concept.
c. There will be harmony of color, composition, and material on all sides of a structure.
d. There are a limited number of materials on the exterior face of the structure
e. There will be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
f. Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces, and topography of the site.
g. Adequate landscaping will be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, existing vegetation, selection of plants that are appropriate to the project, and that adequate provisions have been made for maintenance of all landscaping.
h. Signs, including associated lighting, are well designed and will be appropriate in size and location.
i. The proposed development is consistent with any additional design standards as expressly adopted by the Board for a specific local area, community, or zone in compliance with Subsection G (Local Design Standards).

Additional Findings for Applications within the Mission Canyon Scenic Corridor

a. New buildings or alterations to existing structures shall not impede views of, or interfere with the visual character of the scenic corridor.
b. New buildings or alterations to existing structures shall be reviewed within the context of traditional architecture in the vicinity including Mission Santa Barbara, the Santa Barbara Museum of Natural History, and "Rockwood" (the Santa Barbara Woman's Club). While no particular architectural style is prescribed for this area, project design should promote a smooth transition from the City of Santa Barbara's "El Pueblo Viejo Landmark District" (around

the Mission) to Mission Canyon. In this area, high quality construction and materials for exterior finishes shall be used.

c. Where a traditional Spanish architectural style is proposed, the use of two-piece terra cotta (Mission "C-tile") roof is required.

Additional findings required for Design Review applications within the Mission Canyon Plan Area.

a. Large understories (greater than 4 ft. in height) and exposed retaining walls are minimized.
b. Retaining walls are colored and textured (e.g., with earth tone and split faces) to match adjacent soils or stone, and visually softened with appropriate landscaping.
c. The visible portions of a retaining wall above finished grade does not exceed a height of six feet. The Board of Architectural Review may grant an exemption to this finding if a written finding is made that the exemption will allow a project that:
    1. Furthers the intent of protecting hillsides and watersheds;
    2. Enhances and promotes better structural and/or architectural design; and
    3. Minimizes visual or aesthetic impacts.

South County Board of Architectural Review Checklist for Projects in Mission Canyon

1. SITE PLANNING AND STRUCTURE PLACEMENT

- ☐ New and remodeled dwellings, additions to, and accessory structures should be located, designed, and constructed to retain and blend with the natural vegetation and land forms of the site.
- ☐ Site layout and orientation is designed in relationship to the environmental qualities, open spaces, firewise placement, and topography of the property.
- ☐ Accessory structures are appropriately placed and consistent in design with the principle structure.
- ☐ Tree and vegetation removal is minimized and native mature trees are preserved (except where required to create or maintain defensible space).
- ☐ Runoff from the property is minimized.
- ☐ On-site parking is sufficient and designed to allow for quick exit.
- ☐ Grading is minimized and/or appropriate to the site.
- ☐ Impacts to public viewsheds are minimized.

2. ELEMENTS OF DESIGN

- ☐ Firewise construction methods are used.
- ☐ Green building materials and siting techniques have been considered.
- ☐ Solar energy systems and solar access have been considered.
- ☐ Building size, bulk, and scale are appropriate to the site and compatible with the neighborhood.
- ☐ The second story is located towards the center of the first story and does not encroach on the side yard setbacks.
- ☐ Facade articulation is used.
- ☐ The architectural style complements natural setting if applicable.
- ☐ Doors and windows are compatible in style, materials, and color to the existing house and the neighborhood.

- ☐ Garages and carports are consistent in style and materials to the main dwelling.
- ☐ Driveways are adequate to accommodate off-street parking if necessary and non-permeable hardscape is minimized.
- ☐ The roof style and materials are appropriate to the style of the dwelling.
- ☐ Exterior materials and colors complement and improve the neighborhood and are compatible with the house.

3. GARAGE CONVERSIONS

- ☐ Windows, doors, and materials are similar to and compatible with the main residence.
- ☐ Landscaping is used to mitigate any additional driveway hardscape added to accommodate on-site parking.

4. HILLSIDE HOUSING

- ☐ The dwelling blends into its natural surroundings.
- ☐ The higher portions of the project are set back.
- ☐ Building height is in proportion to the style and size of the house and to the lot area and is compatible with the neighborhood.
- ☐ Grading is minimized but used to set the building into the hillside where appropriate.
- ☐ Architectural features are used to break up unacceptable massing.
- ☐ The visibility of driveway cuts is minimized.
- ☐ Decks, courtyards, outdoor fireplaces, and chimneys avoid impacts to neighbors' views, privacy, or air quality.

5. LANDSCAPING, SCREENING, FENCES, AND WALLS

- ☐ Plants are selected for their ability to reduce wildlife hazards.
- ☐ Plants are selected for drought tolerance, non-invasive qualities, and the microclimate present on the site.

- ☐ Hillside landscaping preserves views, harmonizes with the surroundings, and prevents soil erosion.
- ☐ Firewise screening plants are used where appropriate to create privacy between neighbors.
- ☐ Historic stone walls are preserved and maintained.
- ☐ High fences and walls are avoided at the front property line.
- ☐ Wall and fence height and length is minimized.

6. EXTERIOR LIGHTING

- ☐ Fully shielded fixtures and "shut off" controls are used.
- ☐ Exterior lighting does not spill across property lines.
- ☐ The height and quantity of lighting fixtures is limited.
- ☐ Translucent or opaque materials are used with the light source downcast and fully shielded.

Mission Canyon Neighborhood Compatibility Worksheet

The South Board of Architectural Review (SBAR) encourages and promotes quality design that is related to the setting and established character of the surrounding area or neighborhood. The SBAR will consider the following features and neighborhood characteristics when evaluating your project for neighborhood compatibility.

Neighborhood Definition: For the purposes of this worksheet, your neighborhood includes the **immediate context** which is considered the lots (vacant or developed) immediately adjacent to your property as well as the **immediate neighborhood** which is considered the other homes and lots in the general vicinity. For some, the houses behind you may also be a consideration if they can be easily seen from your property. If there is any question about your neighborhood boundaries, consider a radius of approximately 300 feet around your property as your neighborhood.

Please submit the completed worksheet with your project application. Please also submit a series of color photographs, at least 4x6 in size mounted on 8 ½ x 11 or larger paper or cardboard. Please label the photographs as follows:

1. Project Site (developed or vacant): Please take at least one photograph each facing the front, both sides, and back of your lot. If your site has significant landforms such as boulders, a ridge or a creek channel, or natural vegetation cover such as oak woodland or chaparral, please show them in additional photographs.

2. Setbacks: If the site is already developed, please take a photograph that illustrates how far the existing house is setback from the street (front setback) and how far the existing house is setback from the neighboring properties (side setbacks). If the adjacent properties are developed, please take photographs to illustrate how far they are setback from the street. A side angle or a series of photographs may be necessary to show setbacks.

3. Landscaping: If your site and/or the adjacent sites are developed, please take photographs of the front/side yard landscaping.

4. Neighborhood: Please take several photographs of homes, landscaping, and the streetscape in your immediate neighborhood. If there are public views, historic stone walls, or interesting natural features in your neighborhood, please provide additional photographs.

This worksheet is meant to help you as well as County planners and Board of Architectural Review understand your proposal.

General Project Neighborhood (Figure 9 in the Design Guidelines)

☐ Upper Mission Canyon
☐ Mission Canyon Heights
☐ South of Foothill

Is the access to your home/property via public or private road?

_____

Project Description:

☐ New Home (including demolition and rebuilds)
☐ Addition or Exterior Remodel

Existing Setting

- Include photographs to indicate if lots in the immediate neighborhood are predominately developed or undeveloped.
- If undeveloped, include photographs of the predominant landforms (i.e., boulders, arroyos, creek channels etc.) and vegetation types (oak woodland, chaparral, planted orchards etc.) on your site and in the immediate neighborhood.

Historic Resources

Please indicate the age of the existing home if this project is an addition or remodel

Age of Existing House if Known: _____

Are there any County adopted places of historic merit or landmarks in the immediate context or neighborhood of your project (please list)?

_____

Streetscape

Setback of homes to front property line (linear feet)[1]:
If the project is a new home, what is the proposed front setback?

_____

If the project is a remodel of an existing home, what is the existing front setback?

_____

Does the remodel change the existing front setback and if so, by how many linear feet ?

_____

Single or Two or more Story Homes:

How many stories are existing or planned for your project?

_____

- Include photographs to indicate how many stories are on the homes in the immediate neighborhood.

1 The required front setback is 50 ft. from road centerline and 20 from edge of right-of-way. In the Mission Canyon Scenic Corridor, the required setback is 80 feet from road centerline and 55 feet from right-of-way.

Is your existing or proposed house visible from the street?

If not, what features block visibility (walls, fences, hedges, long driveway, slope etc.)

Do you plan to add any features (fences, walls or hedges) that would alter the visibility?

- Include photographs to indicate if homes in the immediate neighborhood are visible from the street.
- Include photographs of the unimproved public right-of-way (shoulder) in front of your property.

Landscaping

If your project is a remodel of an existing home, please show photographs of existing landscape and defensible space clearance from buildings and structures.

- Include photographs of frequently used or typical landscaping features on your street (i.e., big trees, front lawns, hedges, front yard fences, or historic stone walls).

Neighborhood Impacts

Is there a public or private view from your property?

- Include photographs of significant views

Will construction block neighbors' views or access to sunlight?

Will trees be removed?

Will trees or other tall-growing shrubs be planted that may eventually impede neighbors' views or solar access?

- Include photographs of any characteristics that make your neighborhood cohesive (such as unique architectural styles, deep front yard setbacks, retention of native vegetation, narrow streets, slopes, historic stone walls etc.)

Firewise Landscaping

Homeowners can reduce the chances of losing their home to wildfire and prevent the spread of wildfire through proper landscape design and maintenance principles. Applying these principles can help you save resources, create a beautiful landscape, and be environmentally responsible. Firewise landscaping consists of careful planting of fire-resistant and fire-retardant plants. No plant is fire proof; given enough heat, all vegetation will burn. However, plants differ in how fast they burn and their ability to survive fire. Fire-retardant plants are those which are less flammable than others and fire-resistant plants will regenerate, despite burning.

A firewise garden is divided into four different plant zones that will reduce the spread of wildfire to the home. Each type of vegetation is planted with a specific purpose in protecting your home from wildfire. Firewise landscapes include water-efficient principles that incorporate low-water using plants, efficient irrigation, mulching, and reduced lawn areas. Plants are grouped together according to similar water and sun requirements. Efficient irrigation includes maintaining up-to-date overhead sprinklers, using drip irrigation where appropriate, and modifying the watering schedule as the weather changes.

Zone 1 (0 - 30 feet from structure)

This zone, lying closest to the home, offers protection from intense flames and sparks. All plants closest to the home should be highly fire resistant.

Zone 2 (30 to 50 feet from structure)

This is the "greenbelt" zone. Low-growing, low-fuel ground covers and succulents resistant to fire comprise the plants in this zone. Fleshy succulents store water in their tissue and thus resist fire.

Zone 3 (50 to 70 feet from structure)

Moving farther away from the home, this area consists of native and Mediterranean plants that are low-growing and slow burning. The low profiles and the limited foliage of these plants can retard the flow of fire.

Zone 4 (70 to 100 feet from structure)

This zone consists of native vegetation which has been thinned to reduce fuel volume and create a transitional area between the natives and the plant around your home. In a fire, Zone Four will burn, but since it has less fuel, it will slow the fire. Once established, these plants need no irrigation, as they are adaptive to survive on only rainfall.

The following plant list per zone is provided courtesy of the Santa Barbara City Fire Department, firescape demonstration garden.

Firescape Zone 1 (0-30 feet from structure)
Names in green are California native species.

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
Achillea 'Paprika'	Yarrow	*Heuchera maxima*	Island Alum Root
Aeonium 'Alice Keck Park'	No Common Name (NCN)	*Jasminum lerattii*	Shinyleaf Jasmine
Aeonium 'Zwartkop'	NCN	*Lomandra longifolia*	NCN
Agave attenuata	Foxtail Agave	*Mahonia repens*	Creeping Mahonia
Agave vilmoriniana	Octopus Agave	*Nerium oleander 'Petite Salmon*	Dwarf Oleander
Agapanthus (dwarf white)	Lily of the Nile	*Phormium 'Dark Delight'*	New Zealand Flax
Aloe arborescens	Torch Aloe	*Phormium 'Jack Spratt'*	New Zealand Flax
Aloe bainsii	Tree Aloe	*Ribes aureum*	Golden Currant
Aloe striata	Coral Aloe	*Ribes viburnifolium*	Catalina Perfume
Alstroemeria 'Salmon'	Peruvian Lily	*Salvia spathacea*	Hummingbird Sage
Arbutus 'Marina'	NCN	*Sedum rubrotinctum*	Pork and Beans
Asparagus 'Myers'	Myers Asparagus Fern	*Senecio mandraliscae*	NCN
Asteriscus 'Gold Coin'	Gold Coin Daisy		
Bulbine frutescens	NCN	**Firescape Zone 2 (30 to 50 feet**	
Camellia sasanqua 'Cleopatra'	Camellia	**from structure)**	
Chondropetalum tectorum	Cape Rush	*Agapanthus 'Rancho White'*	Lily of the Nile
Correa 'Ivory Bells'	Australian Fuchsia	*Arctotis acaulis 'Big Magenta'*	African Daisy
Cotoneaster buxifolia	Cotoneaster	*Carissa grandiflora 'Fancy'*	Natal Plum
Crassula argentea	Jade Plant	*Centranthus ruber*	Jupiter's Beard
Dasylirion longissima	Mexican Grass Tree	*Chitalpa tashkentiensis*	NCN
Dietes iridioides	Fortnight Lily	*Cistus skanbergii*	Rockrose
Echevaria imbricata	Hen and Chicks	*Convolvulus mauritanicus*	Ground Morning Glory
Euryops pectinatus viridis	Bush Daisy	*Echium fastuosum*	Pride of Madeira
Geranium biokova	Cranesbill	*Erigeron karvinskianus*	Santa Barbara Daisy
Hemerocallis hybrida (yellow variety)	Daylily	*Helianthemum 'Wisely Pink'*	Sunrose
Hesperaloe parviflora	Red Yucca	*Heuchera maxima*	Island Alum Root
		Iris douglasiana	Douglas Iris

Firescape Zone 2 (30 to 50 feet from structure)

BOTANICAL NAME	COMMON NAME
Juniperus procumbens 'Nana'	Chinese Garden Juniper
Liriope gigantea	Lily Turf
Mimulus aurantiacus	Monkeyflower
Mimulus 'Sam' (pale yellow)	Monkeyflower
Neomarica caerulea	Walking Iris
Nepeta faassennii	Catmint
Nerium oleander (white)	Oleander
Oenothera berlandieri	Mexican Evening Primrose
Penstemon 'Burgundy Brew'	Penstemon
Perovskia 'Blue Spires'	Russian Sage
Plecostachys serpyllifolia	NCN
Polypodium californicum	California Polypody Fern
Polystichum munitum	Western Sword Fern
Rhamnus 'Mound San Bruno'	Coffeeberry
Rhaphiolepis indica 'Ballerina'	India Hawthorn
Rosa 'Floral Carpet' pink	Rose
Salvia chamaedryoides	Germander Sage
Salvia clevelandii	Cleveland Sage
Salvia 'Johnson Blue'	Johnson Blue Sage
Sisyrinchium bellum	Blue-Eyed Grass
Stachys bullata	Hedge Nettle
Tulbaghia violacea 'Silver Lace'	Society Garlic
Verbena lilacina 'De la Mina'	Cedros Island Verbena

Firescape Zone 3 (50 to 70 feet from structure)

BOTANICAL NAME	COMMON NAME
Anemone hybrida (white)	Windflower
Arctostaphylos densiflorus 'Howard McMinn'	McMinn Manzanita
Ceratostigma plumbaginoides	Plumbago
Cercis occidentalis	Western Redbud
Coleonema pulchellum 'Compact Form'	Breath of Heaven
Coreopsis auriculata	Coreopsis
Cotoneaster salicifolia	Willowleaf Cotoneaster
Dianella caerulea	Flax Lily
Dichondra argentea	NCN
Gazania 'Copper King'	Gazania
Geranium incanum	Cranesbill
Geranium sanguineum	Bloody Cranesbill
Helichrysum 'Limelight'	Licorice Plant
Hunnemannia fumarifolia	Mexican Tulip Poppy
Lantana montevidensis 'White'	Lantana
Lavandula 'Provence'	Lavender
Leonotis leonoris	Lion'sTail
Nepeta 'Six Hills Giant'	Catmint
Phlomis fruticosa 'Grande Verde'	Jerusalem Sage
Phormium 'Yellow Wave'	New Zealand Flax
Plectranthus argentatus	NCN
Rhaphiolepis 'Clara'	India Hawthorn
Ribes sanguineum	Pink Winter Currant
Ruscus hypoglossus	Butcher's Broom

Firescape Zone 3 (50 to 70 feet from structure)

BOTANICAL NAME	COMMON NAME
Salvia chiapensis	Chiapas Sage
Salvia leucantha 'Midnight'	Mexican Bush Sage
Salvia mellifera	Black Sage
Sphaeralcea ambigua	Globe Mallow
Tagetes lemmonii	Mexican Marigold
Teucrium chamaedryoides 'Prostratum'	Germander

Firescape Zone 4 (70 to 100 feet from structure)

BOTANICAL NAME	COMMON NAME
Arctostaphylos 'Dr. Hurd'	Manzanita
Arctostaphylos 'Pacific Mist'	Manzanita
Berberis nevenii	Nevin Barberry
Ceanothus 'Concha'	Mountain Lilac
Ceanothus 'Ray Hartman'	Mountain Lilac
Ceanothus 'Snowball'	Mountain Lilac
Dendromecon harfordii	Island Bush Poppy
Encelia californica	California Bush Sunflower
Eriogonum giganteum	St. Catherine's Lace
Fremontedendron californica	Flannelbush
Galvesia speciosa	Island Bush Snapdragon
Garrya elliptica	Silktassel Bush
Heteromeles arbutifolia	Toyon
Isomeris arborea	Bladderpod
Keckiella cordifolia	Honeysuckle Penstemon
Lavatera assurgentiflora	Tree Mallow
Malacothamnus fasciculatus	Bush Mallow
Myrica californica	Pacific Wax Myrtle
Rhus integrifolia	Lemonade Berry
Romneya coulteri	Matilija Poppy
Rosa californica	Wild Rose
Salvia apiana	White Sage
Salvia mellifera	Black Sage

Native Alternatives to Exotics

This table lists common weedy exotic species that have been planted in the Santa Barbara area. Several plants native to California are suggested as better alternatives for the designed landscape. The size range of native trees is provided to show how large the species may grow at maturity.

NON-NATIVE SPECIES	NATIVE ALTERNATIVES
TREES	
Green wattle (*Acacia mearnsii = A. decurrens* ssp. *mollis*)	Oaks (*Quercus* species) (60-100 ft) California bay (*Umbellularia californica*) (100 ft)
Blue gum (*Eucalyptus globulus*)	Western sycamore (*Platanus racemosa*) (40-100 ft) Oaks (*Quercus engelmannii, Q. douglasii*) (50 ft) California bay (*Umbellularia californica*) (100 ft)
London plane tree (*Platanus* X *acerifolia*)	Bigleaf maple (*Acer macrophyllum*) (40-100 ft) White alder (*Alnus rhombifolia*) (50-75 ft) Western sycamore (*Platanus racemosa*) (40-100 ft) Fremont cottonwood (*Populus fremontii*) (60 ft)
Peruvian Pepper (*Schinus molle*)	Desert willow (*Chilopsis linearis*) (6-30 ft) Toyon (*Heteromeles arbutifolia*)—can become a multi-trunked tree Oak species (*Quercus agrifolia, Q. engelmannii, Q. lobata*) (100 ft) California bay (*Umbellularia californica*) (100 ft)
SHRUBS	
GoldenWattle (*Acacia longifolia = A. latifolia*)	Quail brush (*Atriplex lentiformis breweri*) Mule fat (*Baccharis salicifolia* [syn. *B. glutinosa*]) Bush sunflower (*Encelia californica*) Bladderpod (*Isomeris arborea*) Bush lupine (*Lupinus chamissonis, L. arboreus*) Arroyo willow (*Salix lasiolepis*)
Spanish broom (*Spartium junceum*) and French broom (*Genista monspessulana*)	Bladderpod (*Isomeris arborea*) Bush poppy (*Dendromecon rigida, D. harfordii*) Bush lupine (*Lupinus arboreus, L. albifrons*)
Myoporum (*Myoporum laetum*)	Toyon (*Heteromeles arbutifolia*) California wax-myrtle (*Myrica californica*) Holly-leaved cherry (*Prunus ilicifolia*) Coffeeberry (*Rhamnus californica*) Lemonade berry (*Rhus integrifolia*)

NON-NATIVE SPECIES	NATIVE ALTERNATIVES
Tree tobacco (*Nicotiana glauca*)	Bush poppy (*Dendromecon rigida, D. harfordii*) Bladderpod (*Isomeris arborea*)
Victorian box (*Pittosporum undulatum*)	Toyon (*Heteromeles arbutifolia*) Laurel sumac (*Malosma laurina*) California wax myrtle *(Myrica californica*) Holly-leaved cherry (*Prunus ilicifolia*) Lemonade berry (*Rhus integrifolia*) Sugar bush (*Rhus ovata*) California bay (*Umbellularia californica*)
GRASSES	
Fountain grass (*Pennisetum setaceum*)	Purple three-awn (*Aristida purpurea*) Silver beardgrass (*Bothriochloa barbinodis*) San Diego sedge (*Carex spissa*) California fescue (*Festuca californica*) Deer Grass (*Muhlenbergia rigens*) Alkali sacaton (*Sporobolus airoides*)
Pampas grass (*Cortaderia selloana* and *C. jubata*)	Silver beardgrass (*Bothriochloa barbinodis*) Spiny rush (*Juncus acutus* ssp. *leopoldii*) Giant wild rye (*Leymus condensatus*) *Leymus condensatus* 'Canyon Prince', a blue-leaved form introduced by SBBG Deer Grass (*Muhlenbergia rigens*) Parry's nolina (*Nolina parryi*)
GROUNDCOVERS	
English ivy (*Hedera helix*), Algerian ivy (*Hedera canariensis*), Periwinkle (*Vinca major*), and German ivy (*Delairea odorata*)	Groundcover manzanitas (*Arctostaphylos* species and cultivars) Dwarf coyote brush (*Baccharis pilularis* ssp. *pilularis*) Groundcover barberries (*Berberis repens* or *B. aquifolium* 'Compacta') Sedges (*Carex pansa, C. praegracilis, C. subfusca*) Strawberry (*Fragaria vesca* ssp. *californica* and *F. chiloensis*) Poverty weed (*Iva hayesiana*) Evergreen currant (*Ribes viburnifolium*) Yerba Buena (*Satureja douglasii*) Snowberry (*Symphoricarpos mollis*) California grape (*Vitis californica*)—allowed to sprawl as a groundcover

NON-NATIVE SPECIES	NATIVE ALTERNATIVES
Iceplant, hottentot fig (*Carpobrotus edulis*)	Yarrow (*Achillea millefolium*) –this can be mowed as a turf substitute Sandhill sagebrush (*Artemisia pycnocephala*) Morning-glory (*Calystegia macrostegia*) Groundcover ceanothus (*Ceanothus* species and cultivars) Live-forevers (*Dudleya* species) Seaside golden yarrow (*Eriophyllum staechadifolium*) Beach strawberry (*Fragaria chiloensis*) Spreading gum plant (*Grindelia stricta* var. *platyphylla*) Dune tansy (*Tanacetum camphoratum*)
HERBACEOUS PERENNIALS	
Statice (*Limonium* species)	Seaside daisy (*Erigeron glaucus* and cultivars) Coyote mint (*Monardella villosa, M. linoides*) Beardtongue (*Penstemon heterophyllus, P. spectabilis*) *Salvia* 'Dara's Choice' Lilac verbena (*Verbena lilacina*)

Source: Carol Bornstein, Director of Living Collections and Nursery
Santa Barbara Botanic Garden
02/04

Height Standards

Height standards are used to protect visual resources, and height limits are established in the Land Use and Development Code for each zone district. Generally, the maximum allowed height for structures in Mission Canyon is 35 feet. Structure heights may also be further limited in Mission Canyon because the South County Board of Architectural Review can recommend modifications of setbacks, height limits, and other requirements to protect visual resources.

Additionally, many parcels in Mission Canyon are subject to the Ridgeline and Hillside Development guidelines, which specify that the maximum height of a structure should not exceed 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the structure where an exterior walls intersects the finished grade or the existing grade, whichever is lower. A number of exceptions may apply, as set forth in the LUDC.

Measurement of a structure's height can be technical, but generally is determined by the vertical distance between the existing grade and the uppermost point of the structure directly above that grade. See LUDC Chapter 35.30.090 "Height Measurement, Exceptions and Limitations", or the County website http://www.sbcountyplanning.org for more detailed information.

Glossary

Accessory Structure: A structure located on the same site as the structure or use to which it is accessory. The use of an accessory structure is customarily incidental, appropriate, and subordinate to the use of the principal structure, or to the principal land use of the site.

Apparent Height: Lowest point of contact with grade to highest point of building dimension.

Bulk: The qualitative, readily visible composition and perceived shape of a structure's volume. Bulk is affected by variations in height, setbacks, and stepbacks of upper stories.

Cantilever: A beam, girder, truss, or other structural member that projects beyond its supporting wall or beam.

Conceptual Review: Initial level of review of a project by the South Board of Architectural Review (SBAR) when it is still in the early stages of design development. This allows the applicant and the SBAR an opportunity to informally discuss a project that will be subsequently submitted to the County.

Consent Agenda: Expedites review of minor projects, minor changes to approved preliminary plans, or projects that have been reviewed and approved by the SBAR.

D – Design Control Overlay District: Designated areas where, because of visual resources and/or unique neighborhood characteristics, plans for new or altered buildings or structures are subject to design review.

Dwelling: A room or group of rooms with interior access between all habitable rooms, including permanent provisions for living, sleeping, eating, cooking, bathing, and sanitary facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by a family on a non-transient basis and having not more than one kitchen. Boarding or rooming houses, dormitories, and hotels are not dwellings.

Existing Grade: The existing condition of the ground elevation of the surface of a building site at the time of permit application, including Board of Architectural Review applications, that represent either (1) the natural grade prior to the placement of any fill on the site or the excavation or removal of earth from the site, or (2) the manufactured grade following the completion of an approved grading operation, including grading approved in conjunction with the subdivision of the site.

Exterior Lighting: Temporary or permanent outdoor lighting that is installed, located, or used in such a manner to cause light rays to shine outdoors. Indoor lights that are intended to light something outside are considered exterior lighting for the purpose of these guidelines.

Facade: That portion of any exterior elevation of a building extending from grade to the eaves or the top of the parapet wall and the entire width of the building elevation.

Final Review: SBAR review of completed working drawings excluding electrical, plumbing, mechanical and structural drawings unless components of these plans would affect the exterior of the buildings. The final plans will be approved only if they are in substantial conformance with the plans given preliminary approval.

Floodlight: A light fixture that produces up to one thousand eight hundred (1,800) lumens and is designed to flood a well-defined area with light.

Fully Shielded Fixtures: Outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of the lamp.

Glare: Stray light striking the eye that may result in (a) nuisance or annoyance glare such as light shining into a window; (b) discomfort glare such as bright light causing squinting of the eyes; (c) disabling glare such as bright light reducing the ability of the eyes to see into shadows; or (d) reduction of visual performance.

Grading: Any excavation or filling of earth or a combination of these activities.

Height Limit: The maximum allowed height of a structure as established by an imaginary surface located at the allowed number of feet above and parallel to the existing grade.

High Fire Hazard Area: Areas defined by the State as being particularly susceptible to wild fire and subject to special construction, clearing and landscape requirements.

Landmark: Any place, site, building, structure, or object having historical, aesthetic or other special character or interest and designated as a Landmark under the provisions of County Code Chapter 18A.

Land Use and Development Code (LUDC): Chapter 35 of County Code. The LUDC carries out the policies of the Santa Barbara County Comprehensive Plan and Local Coastal Program.

Light Trespass: Artificial light that produces unnecessary and/or unwanted illumination of an adjacent property.

Massing: The arrangement of the building's bulk, including relative openness and solidity.

Principle Structure: A structure in which the principal use of its lot is conducted.

Private Views: Views offsite from a particular property deemed valuable or visually pleasing by the property owner.

Public Viewshed: Scenic elements visible from a publicly owned geographic point.

Ridgeline and Hillside Development: A section of the LUDC that provides for the visual protection of the County's ridgelines and hillsides by requiring that the Board of Architectural Review evaluate each proposed structure where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint.

Scale: Building elements and details as they proportionally relate to each other and to humans.

Setback: The minimum required distance that a structure must be located away from a property line of the lot on which it is located, or street center line or right-of-way line or easement boundary, to provide an open yard area that is unoccupied and unobstructed from the ground upward except as specifically allowed for in the LUDC.

Skyglow: The overhead glow from the light emitted sideways and upwards. Skyglow is caused by the reflection and scattering of light by dust, water vapor, and other particles suspended in the atmosphere.

Solar Access: The potential to receive adequate sunlight in order for certain areas of a dwelling or lot to catch the sun's energy.

South County Board of Architectural Review (SBAR): A seven member board committee appointed by the 1st, 2nd, and 3rd District Supervisors, with all members approved by the Board of Supervisors. Three members are licensed architects who must reside in the County but not necessarily in the district of the appointing supervisor or within the boundaries of the SBAR. The four remaining members must reside within the boundaries of the SBAR and must be "skilled in reading and interpreting architectural drawings and able to judge the effects of a proposed building, structure, or sign upon the

desirability, property values, and development of the surrounding area." At least two of these members must be licensed landscape architects.

Special Problem Area: Areas designated by the County Board of Supervisors as having present or anticipated flooding, drainage, or road width, location or elevation problems.

Special Problems Committee (SPC): The SPC reviews projects in the Special Problem Area to address concerns that may arise from proposed development's effects on drainage, waste water disposal, access road width, location and elevation, geologic and soil conditions, prevention of damage to public or private property, risk-of-injury to persons and the creation of a nuisance.

Streetscape: The visual appearance of the neighborhood as seen from the street.

Structural Alteration: A change in the supporting members of a structure, including bearing walls, column beams, girders, or trusses, or in the dimensions, support members, or configuration of the roof.

Uplighting: Lighting that is directed in such a manner as to shine light rays above the horizontal plane.

Vertical Canyon: A narrow space between second story structures.

Volume: A building's quantitative three-dimensional measurement of the building's height, width, and depth combined.

Zoning Ordinance: An ordinance authorized by California Government Code §65850.